Balance Sheet Report
G.B. Resort Condominium Key Biscayne
As of April 30, 2025

	Balance Apr 30, 2025	Balance Mar 31, 2025	Change
Assets			
Operating Funds			
1000 - BU OPER #0115	36,659.51	302,600.74	(265,941.23)
1001 - BU OPER WIRE #0174	0.35	0.00	0.35
Total Operating Funds	**36,659.86**	**302,600.74**	**(265,940.88)**
Reserve Funds			
1325 - BU RSRV #0166	245,800.52	194,854.79	50,945.73
Total Reserve Funds	**245,800.52**	**194,854.79**	**50,945.73**
Accounts Receivable			
1500 - Accounts Receivable	32,614.92	46,248.62	(13,633.70)
Total Accounts Receivable	**32,614.92**	**46,248.62**	**(13,633.70)**
Prepaid Expenses			
1600 - Prepaid Property & Liability Ins	8,305.09	12,457.62	(4,152.53)
Total Prepaid Expenses	**8,305.09**	**12,457.62**	**(4,152.53)**
Total Assets	**323,380.39**	**556,161.77**	**(232,781.38)**
Liabilities			
Accounts Payable			
2015 - Returned Check Fee Payable	45.00	0.00	45.00
Total Accounts Payable	**45.00**	**0.00**	**45.00**
Accrued Expenses			
2395 - General Accruals	5,651.58	304,399.43	(298,747.85)
Total Accrued Expenses	**5,651.58**	**304,399.43**	**(298,747.85)**

Balance Sheet Report
G.B. Resort Condominium Key Biscayne
As of April 30, 2025

	Balance Apr 30, 2025	Balance Mar 31, 2025	Change
Liabilities			
Accrued Payroll			
2495 - Other Current Liabilities	1,355.91	1,355.91	0.00
Total Accrued Payroll	**1,355.91**	**1,355.91**	**0.00**
Prepaid Assessments			
2550 - Prepaid Assessments	63,297.70	45,785.85	17,511.85
2598 - Deferred Revenue-Reserves	1,263,873.78	1,263,873.78	0.00
Total Prepaid Assessments	**1,327,171.48**	**1,309,659.63**	**17,511.85**
Total Liabilities	**1,334,223.97**	**1,615,414.97**	**(281,191.00)**
Owners' Equity			
Owners Equity - Prior Years			
3000 - Retained Earnings - Operating Fund	181,725.82	181,725.82	0.00
3005 - Equity Adjustments - Prior Periods	(8,426.57)	(8,426.57)	0.00
Total Owners Equity - Prior Years	**173,299.25**	**173,299.25**	**0.00**
Capital Reserves - Prior Years			
3194 - Retained Earnings - Replacement Fund	273,130.75	273,130.75	0.00
Total Capital Reserves - Prior Years	**273,130.75**	**273,130.75**	**0.00**
Total Owners' Equity	**446,430.00**	**446,430.00**	**0.00**
Net Income / (Loss)	**(1,457,273.58)**	**(1,505,683.20)**	**48,409.62**
Total Liabilities and Equity	**323,380.39**	**556,161.77**	**(232,781.38)**

Income Statement Report
G.B. Resort Condominium Key Biscayne
Operating

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4000 - CAM Income	321,593.08	234,844.00	86,749.08	1,286,371.27	939,374.00	346,997.27	2,818,121.00	1,531,749.73
4240 - Move-In & Out Fees	300.00	0.00	300.00	600.00	0.00	600.00	0.00	(600.00)
4260 - Resale Processing Fees	0.00	0.00	0.00	850.00	0.00	850.00	0.00	(850.00)
4590 - Prior Year Surplus	4,688.58	4,688.00	0.58	18,754.32	18,754.00	0.32	56,263.00	37,508.68
4825 - Misc. Income	229.60	230.00	(0.40)	918.40	920.00	(1.60)	1,150.00	231.60
4900 - Interest Revenue - Operations	128.49	0.00	128.49	541.20	0.00	541.20	0.00	(541.20)
Total Assessment Income	**326,939.75**	**239,762.00**	**87,177.75**	**1,308,035.19**	**959,048.00**	**348,987.19**	**2,875,534.00**	**1,567,498.81**
Total Operating Income	**326,939.75**	**239,762.00**	**87,177.75**	**1,308,035.19**	**959,048.00**	**348,987.19**	**2,875,534.00**	**1,567,498.81**
Expense								
Administrative								
5020 - Shared - Op Supplies	6,981.60	6,982.00	(0.40)	27,926.40	27,928.00	(1.60)	34,910.00	6,983.60
5055 - Master Assoc Fees	10,800.00	10,800.00	0.00	43,200.00	43,200.00	0.00	129,600.00	86,400.00
5090 - Office Supplies	273.00	83.00	190.00	570.54	333.00	237.54	1,000.00	429.46
5150 - Contingency	223.68	1,667.00	(1,443.32)	1,319.15	6,667.00	(5,347.85)	20,000.00	18,680.85
5196 - Miscellaneous Admin Expenses	20.00	342.00	(322.00)	100.00	1,368.00	(1,268.00)	4,105.00	4,005.00
Total Administrative	**18,298.28**	**19,874.00**	**(1,575.72)**	**73,116.09**	**79,496.00**	**(6,379.91)**	**189,615.00**	**116,498.91**
Payroll & Benefits								
5301 - S&W - Admin	23,106.17	23,106.00	0.17	92,424.67	92,425.00	(0.33)	277,274.00	184,849.33
5310 - Shared Services -Administrative	2,996.67	2,997.00	(0.33)	11,986.68	11,987.00	(0.32)	35,960.00	23,973.32
5311 - SharedServ- Security	5,669.42	5,670.00	(0.58)	22,677.68	22,678.00	(0.32)	68,033.00	45,355.32
5312 - SharedServ- Engineer	20,809.00	20,809.00	0.00	83,236.00	83,236.00	0.00	104,045.00	20,809.00
5316 - SharedServ- Pool	5,092.80	5,093.00	(0.20)	20,371.20	20,372.00	(0.80)	25,464.00	5,092.80
5320 - SharedServ- PTEB	27,075.94	27,076.00	(0.06)	108,303.76	108,304.00	(0.24)	219,465.00	111,161.24
5323 - Concierge Payroll	13,942.20	13,942.00	0.20	55,768.80	55,768.00	0.80	69,711.00	13,942.20
Total Payroll & Benefits	**98,692.20**	**98,693.00**	**(0.80)**	**394,768.79**	**394,770.00**	**(1.21)**	**799,952.00**	**405,183.21**

Income Statement Report
G.B. Resort Condominium Key Biscayne
Operating

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Utilities								
6000 - Electricity	22,844.67	22,845.00	(0.33)	91,378.68	91,379.00	(0.32)	274,136.00	182,757.32
6005 - Gas Service	3,918.80	3,919.00	(0.20)	15,675.20	15,676.00	(0.80)	19,594.00	3,918.80
6025 - Water & Sewer	13,610.08	13,610.00	0.08	54,440.32	54,440.00	0.32	163,321.00	108,880.68
6040 - Bundled Telecom Services	3,370.00	3,370.00	0.00	13,480.00	13,480.00	0.00	16,850.00	3,370.00
6045 - Cable Service	2,965.60	2,966.00	(0.40)	11,862.40	11,864.00	(1.60)	14,830.00	2,967.60
Total Utilities	**46,709.15**	**46,710.00**	**(0.85)**	**186,836.60**	**186,839.00**	**(2.40)**	**488,731.00**	**301,894.40**
Operations								
5400 - Insurance Premiums	61,296.24	61,296.00	0.24	245,184.99	245,185.00	(0.01)	735,555.00	490,370.01
5402 - Insurance D&O	4,152.53	3,689.00	463.53	16,610.12	14,758.00	1,852.12	44,275.00	27,664.88
6300 - Licenses & Fees	0.00	63.00	(63.00)	752.00	252.00	500.00	756.00	4.00
6416 - Health Club/Amenities Expense	5,000.00	5,000.00	0.00	20,000.00	20,000.00	0.00	25,000.00	5,000.00
6420 - Uniforms	3,548.80	3,549.00	(0.20)	14,195.20	14,196.00	(0.80)	17,744.00	3,548.80
6424 - Misc Usage Charges -Tennis	3,600.00	3,600.00	0.00	14,400.00	14,400.00	0.00	18,000.00	3,600.00
6426 - Plant Maintenance	1,914.00	1,914.00	0.00	7,656.00	7,656.00	0.00	9,570.00	1,914.00
6432 - Janitor & Cleaning Contract	5,888.20	5,888.00	0.20	23,552.80	23,552.00	0.80	29,441.00	5,888.20
6442 - Landscaping/Grounds	12,415.00	12,415.00	0.00	49,660.00	49,660.00	0.00	62,075.00	12,415.00
6530 - General Maintenance Shared	40,387.60	40,388.00	(0.40)	161,550.40	161,552.00	(1.60)	201,938.00	40,387.60
7000 - Audit Fees	780.00	888.00	(108.00)	10,660.00	3,553.00	7,107.00	10,660.00	0.00
7001 - Accounting Fees	2,276.00	2,549.00	(273.00)	9,104.00	10,196.00	(1,092.00)	30,589.00	21,485.00
7010 - Professional Development	103.40	125.00	(21.60)	(1,496.60)	500.00	(1,996.60)	1,500.00	2,996.60
7020 - Legal Fees	5,168.35	583.00	4,585.35	16,013.35	2,333.00	13,680.35	7,000.00	(9,013.35)
7040 - Management Fees	11,930.00	11,929.00	1.00	47,720.00	47,718.00	2.00	143,155.00	95,435.00
Total Operations	**158,460.12**	**153,876.00**	**4,584.12**	**635,562.26**	**615,511.00**	**20,051.26**	**1,337,258.00**	**701,695.74**
Repair & Maintenance								
5408 - Rubbish Removal	4,044.00	4,044.00	0.00	16,176.00	16,176.00	0.00	20,220.00	4,044.00

Income Statement Report
G.B. Resort Condominium Key Biscayne
Operating

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Repair & Maintenance								
5420 - Fire Prevention/Contract	0.00	230.00	(230.00)	0.00	920.00	(920.00)	2,760.00	2,760.00
Total Repair & Maintenance	**4,044.00**	**4,274.00**	**(230.00)**	**16,176.00**	**17,096.00**	**(920.00)**	**22,980.00**	**6,804.00**
8800 Expenses								
8902 - Programs & Services Bundle	3,272.18	3,083.00	189.18	15,220.03	12,333.00	2,887.03	37,000.00	21,779.97
Total 8800 Expenses	**3,272.18**	**3,083.00**	**189.18**	**15,220.03**	**12,333.00**	**2,887.03**	**37,000.00**	**21,779.97**
Total Operating Expense	**329,475.93**	**326,510.00**	**2,965.93**	**1,321,679.77**	**1,306,045.00**	**15,634.77**	**2,875,536.00**	**1,553,856.23**
Total Operating Income / (Loss)	**(2,536.18)**	**(86,748.00)**	**84,211.82**	**(13,644.58)**	**(346,997.00)**	**333,352.42**	**(2.00)**	**13,642.58**

Income Statement Report
G.B. Resort Condominium Key Biscayne
Reserves

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4025 - Reserve Assessments	50,808.49	50,809.00	(0.51)	203,233.96	203,234.00	(0.04)	609,701.00	406,467.04
4910 - Reserve Assessment - Interest Inc.	137.31	0.00	137.31	3,137.04	0.00	3,137.04	0.00	(3,137.04)
Total Assessment Income	**50,945.80**	**50,809.00**	**136.80**	**206,371.00**	**203,234.00**	**3,137.00**	**609,701.00**	**403,330.00**
Total Reserves Income	**50,945.80**	**50,809.00**	**136.80**	**206,371.00**	**203,234.00**	**3,137.00**	**609,701.00**	**403,330.00**
Expense								
Reserve Expenses								
9105 - Reserve Expense	0.00	0.00	0.00	1,650,000.00	0.00	1,650,000.00	0.00	(1,650,000.00)
Total Reserve Expenses	**0.00**	**0.00**	**0.00**	**1,650,000.00**	**0.00**	**1,650,000.00**	**0.00**	**(1,650,000.00)**
Total Reserves Expense	**0.00**	**0.00**	**0.00**	**1,650,000.00**	**0.00**	**1,650,000.00**	**0.00**	**(1,650,000.00)**
Total Reserves Income / (Loss)	**50,945.80**	**50,809.00**	**136.80**	**(1,443,629.00)**	**203,234.00**	**(1,646,863.00)**	**609,701.00**	**2,053,330.00**
Total Association Net Income / (Loss)	**48,409.62**	**(35,939.00)**	**84,348.62**	**(1,457,273.58)**	**(143,763.00)**	**(1,313,510.58)**	**609,699.00**	**2,066,972.58**

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Operating

As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	**321,593**	**321,593**	**321,592**	**321,593**	234,843	234,844	234,843	234,843	234,844	234,843	234,844	234,843	**3,165,118**	2,818,121
4240 - Move-In & Out Fees	**0**	**200**	**100**	**300**	0	0	0	0	0	0	0	0	**600**	0
4260 - Resale Processing Fees	**0**	**0**	**850**	**0**	0	0	0	0	0	0	0	0	**850**	0
4590 - Prior Year Surplus	**4,689**	**4,689**	**4,689**	**4,689**	4,689	4,689	4,688	4,689	4,688	4,689	4,688	4,689	**56,263**	56,263
4825 - Misc. Income	**230**	**230**	**230**	**230**	0	0	0	0	0	0	0	230	**1,148**	1,150
4900 - Interest Revenue - Operation	**176**	**79**	**157**	**128**	0	0	0	0	0	0	0	0	**541**	0
Total Assessment Income	**326,687**	**326,791**	**327,617**	**326,940**	239,532	239,533	239,531	239,532	239,532	239,532	239,532	239,762	**3,224,521**	2,875,534
Total Income	**326,687**	**326,791**	**327,617**	**326,940**	239,532	239,533	239,531	239,532	239,532	239,532	239,532	239,762	**3,224,521**	2,875,534
Administrative														
5020 - Shared - Op Supplies	**6,982**	**6,982**	**6,982**	**6,982**	0	0	0	0	0	0	0	6,982	**34,908**	34,910
5055 - Master Assoc Fees	**10,800**	**10,800**	**10,800**	**10,800**	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	**129,600**	129,600
5090 - Office Supplies	**0**	**0**	**298**	**273**	84	83	83	84	83	83	84	83	**1,238**	1,000
5150 - Contingency	**329**	**531**	**235**	**224**	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	**14,652**	20,000
5196 - Miscellaneous Admin Expens	**0**	**0**	**80**	**20**	342	343	342	342	342	342	342	342	**2,837**	4,105
Total Administrative	**18,110**	**18,313**	**18,395**	**18,298**	12,892	12,893	12,892	12,892	12,892	12,892	12,892	19,874	**183,235**	189,615
Payroll & Benefits														
5301 - S&W - Admin	**23,106**	**23,106**	**23,106**	**23,106**	23,106	23,106	23,106	23,106	23,107	23,106	23,106	23,106	**277,274**	277,274
5310 - Shared Services -Administrat	**2,997**	**2,997**	**2,997**	**2,997**	2,996	2,997	2,997	2,996	2,997	2,997	2,996	2,997	**35,960**	35,960
5311 - SharedServ- Security	**5,669**	**5,669**	**5,669**	**5,669**	5,669	5,670	5,669	5,669	5,670	5,669	5,670	5,669	**68,033**	68,033
5312 - SharedServ- Engineer	**20,809**	**20,809**	**20,809**	**20,809**	0	0	0	0	0	0	0	20,809	**104,045**	104,045
5316 - SharedServ- Pool	**5,093**	**5,093**	**5,093**	**5,093**	0	0	0	0	0	0	0	5,092	**25,463**	25,464
5320 - SharedServ- PTEB	**27,076**	**27,076**	**27,076**	**27,076**	12,012	12,012	12,012	12,012	12,012	12,012	12,012	27,077	**219,465**	219,465
5323 - Concierge Payroll	**13,942**	**13,942**	**13,942**	**13,942**	0	0	0	0	0	0	0	13,943	**69,712**	69,711
Total Payroll & Benefits	**98,692**	**98,692**	**98,692**	**98,692**	43,783	43,785	43,784	43,783	43,786	43,784	43,784	98,693	**799,951**	799,952
Utilities														
6000 - Electricity	**22,845**	**22,845**	**22,845**	**22,845**	22,844	22,845	22,845	22,844	22,845	22,845	22,844	22,845	**274,136**	274,136
6005 - Gas Service	**3,919**	**3,919**	**3,919**	**3,919**	0	0	0	0	0	0	0	3,918	**19,593**	19,594
6025 - Water & Sewer	**13,610**	**13,610**	**13,610**	**13,610**	13,610	13,611	13,610	13,610	13,610	13,610	13,610	13,610	**163,321**	163,321

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Operating
As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6040 - Bundled Telecom Services	**3,370**	**3,370**	**3,370**	**3,370**	0	0	0	0	0	0	0	3,370	**16,850**	16,850
6045 - Cable Service	**2,966**	**2,966**	**2,966**	**2,966**	0	0	0	0	0	0	0	2,966	**14,828**	14,830
Total Utilities	**46,709**	**46,709**	**46,709**	**46,709**	36,454	36,456	36,455	36,454	36,455	36,455	36,454	46,709	**488,729**	488,731
Operations														
5400 - Insurance Premiums	**61,296**	**61,296**	**61,296**	**61,296**	61,296	61,297	61,296	61,296	61,296	61,297	61,296	61,296	**735,555**	735,555
5402 - Insurance D&O	**4,153**	**4,153**	**4,153**	**4,153**	3,690	3,690	3,689	3,690	3,689	3,690	3,689	3,690	**46,127**	44,275
6300 - Licenses & Fees	**752**	**0**	**0**	**0**	63	63	63	63	63	63	63	63	**1,256**	756
6416 - Health Club/Amenities Exper	**5,000**	**5,000**	**5,000**	**5,000**	0	0	0	0	0	0	0	5,000	**25,000**	25,000
6420 - Uniforms	**3,549**	**3,549**	**3,549**	**3,549**	0	0	0	0	0	0	0	3,548	**17,743**	17,744
6424 - Misc Usage Charges -Tennis	**3,600**	**3,600**	**3,600**	**3,600**	0	0	0	0	0	0	0	3,600	**18,000**	18,000
6426 - Plant Maintenance	**1,914**	**1,914**	**1,914**	**1,914**	0	0	0	0	0	0	0	1,914	**9,570**	9,570
6432 - Janitor & Cleaning Contract	**5,888**	**5,888**	**5,888**	**5,888**	0	0	0	0	0	0	0	5,889	**29,442**	29,441
6442 - Landscaping/Grounds	**12,415**	**12,415**	**12,415**	**12,415**	0	0	0	0	0	0	0	12,415	**62,075**	62,075
6530 - General Maintenance Shared	**40,388**	**40,388**	**40,388**	**40,388**	0	0	0	0	0	0	0	40,386	**201,936**	201,938
7000 - Audit Fees	**0**	**5,408**	**4,472**	**780**	889	888	888	889	888	888	889	888	**17,767**	10,660
7001 - Accounting Fees	**0**	**2,276**	**4,552**	**2,276**	2,549	2,550	2,549	2,549	2,549	2,549	2,549	2,549	**29,497**	30,589
7010 - Professional Development	**(800)**	**0**	**(800)**	**103**	125	125	125	125	125	125	125	125	**(497)**	1,500
7020 - Legal Fees	**440**	**7,940**	**2,465**	**5,168**	584	583	583	584	583	583	584	583	**20,680**	7,000
7040 - Management Fees	**11,930**	**11,930**	**11,930**	**11,930**	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	**143,157**	143,155
Total Operations	**150,524**	**165,756**	**160,821**	**158,460**	81,126	81,126	81,122	81,126	81,122	81,125	81,124	153,876	**1,357,309**	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	**4,044**	**4,044**	**4,044**	**4,044**	0	0	0	0	0	0	0	4,044	**20,220**	20,220
5420 - Fire Prevention/Contract	**0**	**0**	**0**	**0**	230	230	230	230	230	230	230	230	**1,840**	2,760
Total Repair & Maintenance	**4,044**	**4,044**	**4,044**	**4,044**	230	230	230	230	230	230	230	4,274	**22,060**	22,980

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Operating

As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
8800 Expenses														
8902 - Programs & Services Bundle	**0**	**3,346**	**8,602**	**3,272**	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	**39,887**	37,000
Total 8800 Expenses	**0**	**3,346**	**8,602**	**3,272**	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	**39,887**	37,000
Total Expense	**318,080**	**336,861**	**337,263**	**329,476**	177,569	177,573	177,566	177,569	177,568	177,569	177,568	326,509	**2,891,171**	2,875,536
Total Operating	**8,607**	**(10,070)**	**(9,646)**	**(2,536)**	61,963	61,960	61,965	61,963	61,964	61,963	61,964	(86,747)	**333,350**	(2)

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
Reserves

As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4025 - Reserve Assessments	**50,808**	**50,808**	**50,808**	**50,808**	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	**609,701**	609,701
4910 - Reserve Assessment - Intere	**986**	**931**	**1,083**	**137**	0	0	0	0	0	0	0	0	**3,137**	0
Total Assessment Income	**51,794**	**51,740**	**51,891**	**50,946**	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	**612,838**	609,701
Total Income	**51,794**	**51,740**	**51,891**	**50,946**	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	**612,838**	609,701
Reserve Expenses														
9105 - Reserve Expense	**0**	**0**	**1,650,000**	**0**	0	0	0	0	0	0	0	0	**1,650,000**	0
Total Reserve Expenses	**0**	**0**	**1,650,000**	**0**	0	0	0	0	0	0	0	0	**1,650,000**	0
Total Expense	**0**	**0**	**1,650,000**	**0**	0	0	0	0	0	0	0	0	**1,650,000**	0
Total Reserves	**51,794**	**51,740**	**1,598,109)**	**50,946**	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	**(1,037,162)**	609,701

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Assessment Income														
4000 - CAM Income	**321,593**	**321,593**	**321,592**	**321,593**	234,843	234,844	234,843	234,843	234,844	234,843	234,844	234,843	**3,165,118**	2,818,121
4025 - Reserve Assessments	**50,808**	**50,808**	**50,808**	**50,808**	50,808	50,809	50,808	50,808	50,809	50,808	50,809	50,808	**609,701**	609,701
4240 - Move-In & Out Fees	**0**	**200**	**100**	**300**	0	0	0	0	0	0	0	0	**600**	0
4260 - Resale Processing Fees	**0**	**0**	**850**	**0**	0	0	0	0	0	0	0	0	**850**	0
4590 - Prior Year Surplus	**4,689**	**4,689**	**4,689**	**4,689**	4,689	4,689	4,688	4,689	4,688	4,689	4,688	4,689	**56,263**	56,263
4825 - Misc. Income	**230**	**230**	**230**	**230**	0	0	0	0	0	0	0	230	**1,148**	1,150
4900 - Interest Revenue - Operation	**176**	**79**	**157**	**128**	0	0	0	0	0	0	0	0	**541**	0
4910 - Reserve Assessment - Intere	**986**	**931**	**1,083**	**137**	0	0	0	0	0	0	0	0	**3,137**	0
Total Assessment Income	**378,481**	**378,530**	**379,509**	**377,886**	290,340	290,342	290,339	290,340	290,341	290,340	290,341	290,570	**3,837,359**	3,485,235
Total Income	**378,481**	**378,530**	**379,509**	**377,886**	290,340	290,342	290,339	290,340	290,341	290,340	290,341	290,570	**3,837,359**	3,485,235
Administrative														
5020 - Shared - Op Supplies	**6,982**	**6,982**	**6,982**	**6,982**	0	0	0	0	0	0	0	6,982	**34,908**	34,910
5055 - Master Assoc Fees	**10,800**	**10,800**	**10,800**	**10,800**	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	**129,600**	129,600
5090 - Office Supplies	**0**	**0**	**298**	**273**	84	83	83	84	83	83	84	83	**1,238**	1,000
5150 - Contingency	**329**	**531**	**235**	**224**	1,666	1,667	1,667	1,666	1,667	1,667	1,666	1,667	**14,652**	20,000
5196 - Miscellaneous Admin Expens	**0**	**0**	**80**	**20**	342	343	342	342	342	342	342	342	**2,837**	4,105
Total Administrative	**18,110**	**18,313**	**18,395**	**18,298**	12,892	12,893	12,892	12,892	12,892	12,892	12,892	19,874	**183,235**	189,615
Payroll & Benefits														
5301 - S&W - Admin	**23,106**	**23,106**	**23,106**	**23,106**	23,106	23,106	23,106	23,106	23,107	23,106	23,106	23,106	**277,274**	277,274
5310 - Shared Services -Administrat	**2,997**	**2,997**	**2,997**	**2,997**	2,996	2,997	2,997	2,996	2,997	2,997	2,996	2,997	**35,960**	35,960
5311 - SharedServ- Security	**5,669**	**5,669**	**5,669**	**5,669**	5,669	5,670	5,669	5,669	5,670	5,669	5,670	5,669	**68,033**	68,033
5312 - SharedServ- Engineer	**20,809**	**20,809**	**20,809**	**20,809**	0	0	0	0	0	0	0	20,809	**104,045**	104,045
5316 - SharedServ- Pool	**5,093**	**5,093**	**5,093**	**5,093**	0	0	0	0	0	0	0	5,092	**25,463**	25,464
5320 - SharedServ- PTEB	**27,076**	**27,076**	**27,076**	**27,076**	12,012	12,012	12,012	12,012	12,012	12,012	12,012	27,077	**219,465**	219,465
5323 - Concierge Payroll	**13,942**	**13,942**	**13,942**	**13,942**	0	0	0	0	0	0	0	13,943	**69,712**	69,711
Total Payroll & Benefits	**98,692**	**98,692**	**98,692**	**98,692**	43,783	43,785	43,784	43,783	43,786	43,784	43,784	98,693	**799,951**	799,952
Utilities														
6000 - Electricity	**22,845**	**22,845**	**22,845**	**22,845**	22,844	22,845	22,845	22,844	22,845	22,845	22,844	22,845	**274,136**	274,136

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
Utilities														
6005 - Gas Service	**3,919**	**3,919**	**3,919**	**3,919**	0	0	0	0	0	0	0	3,918	**19,593**	19,594
6025 - Water & Sewer	**13,610**	**13,610**	**13,610**	**13,610**	13,610	13,611	13,610	13,610	13,610	13,610	13,610	13,610	**163,321**	163,321
6040 - Bundled Telecom Services	**3,370**	**3,370**	**3,370**	**3,370**	0	0	0	0	0	0	0	3,370	**16,850**	16,850
6045 - Cable Service	**2,966**	**2,966**	**2,966**	**2,966**	0	0	0	0	0	0	0	2,966	**14,828**	14,830
Total Utilities	**46,709**	**46,709**	**46,709**	**46,709**	36,454	36,456	36,455	36,454	36,455	36,455	36,454	46,709	**488,729**	488,731
Operations														
5400 - Insurance Premiums	**61,296**	**61,296**	**61,296**	**61,296**	61,296	61,297	61,296	61,296	61,296	61,297	61,296	61,296	**735,555**	735,555
5402 - Insurance D&O	**4,153**	**4,153**	**4,153**	**4,153**	3,690	3,690	3,689	3,690	3,689	3,690	3,689	3,690	**46,127**	44,275
6300 - Licenses & Fees	**752**	**0**	**0**	**0**	63	63	63	63	63	63	63	63	**1,256**	756
6416 - Health Club/Amenities Exper	**5,000**	**5,000**	**5,000**	**5,000**	0	0	0	0	0	0	0	5,000	**25,000**	25,000
6420 - Uniforms	**3,549**	**3,549**	**3,549**	**3,549**	0	0	0	0	0	0	0	3,548	**17,743**	17,744
6424 - Misc Usage Charges -Tennis	**3,600**	**3,600**	**3,600**	**3,600**	0	0	0	0	0	0	0	3,600	**18,000**	18,000
6426 - Plant Maintenance	**1,914**	**1,914**	**1,914**	**1,914**	0	0	0	0	0	0	0	1,914	**9,570**	9,570
6432 - Janitor & Cleaning Contract	**5,888**	**5,888**	**5,888**	**5,888**	0	0	0	0	0	0	0	5,889	**29,442**	29,441
6442 - Landscaping/Grounds	**12,415**	**12,415**	**12,415**	**12,415**	0	0	0	0	0	0	0	12,415	**62,075**	62,075
6530 - General Maintenance Sharec	**40,388**	**40,388**	**40,388**	**40,388**	0	0	0	0	0	0	0	40,386	**201,936**	201,938
7000 - Audit Fees	**0**	**5,408**	**4,472**	**780**	889	888	888	889	888	888	889	888	**17,767**	10,660
7001 - Accounting Fees	**0**	**2,276**	**4,552**	**2,276**	2,549	2,550	2,549	2,549	2,549	2,549	2,549	2,549	**29,497**	30,589
7010 - Professional Development	**(800)**	**0**	**(800)**	**103**	125	125	125	125	125	125	125	125	**(497)**	1,500
7020 - Legal Fees	**440**	**7,940**	**2,465**	**5,168**	584	583	583	584	583	583	584	583	**20,680**	7,000
7040 - Management Fees	**11,930**	**11,930**	**11,930**	**11,930**	11,930	11,930	11,929	11,930	11,929	11,930	11,929	11,930	**143,157**	143,155
Total Operations	**150,524**	**165,756**	**160,821**	**158,460**	81,126	81,126	81,122	81,126	81,122	81,125	81,124	153,876	**1,357,309**	1,337,258
Repair & Maintenance														
5408 - Rubbish Removal	**4,044**	**4,044**	**4,044**	**4,044**	0	0	0	0	0	0	0	4,044	**20,220**	20,220
5420 - Fire Prevention/Contract	**0**	**0**	**0**	**0**	230	230	230	230	230	230	230	230	**1,840**	2,760
Total Repair & Maintenance	**4,044**	**4,044**	**4,044**	**4,044**	230	230	230	230	230	230	230	4,274	**22,060**	22,980

Income and Expense Projection Report
G.B. Resort Condominium Key Biscayne
As of April 30, 2025

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
8800 Expenses														
8902 - Programs & Services Bundle	**0**	**3,346**	**8,602**	**3,272**	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	**39,887**	37,000
Total 8800 Expenses	**0**	**3,346**	**8,602**	**3,272**	3,084	3,083	3,083	3,084	3,083	3,083	3,084	3,083	**39,887**	37,000
Reserve Expenses														
9105 - Reserve Expense	**0**	**0**	**1,650,000**	**0**	0	0	0	0	0	0	0	0	**1,650,000**	0
Total Reserve Expenses	**0**	**0**	**1,650,000**	**0**	0	0	0	0	0	0	0	0	**1,650,000**	0
Total Expense	**318,080**	**336,861**	**1,987,263**	**329,476**	177,569	177,573	177,566	177,569	177,568	177,569	177,568	326,509	**4,541,171**	2,875,536
All Departments Summary	**60,401**	**41,670**	**1,607,754)**	**48,410**	112,771	112,769	112,773	112,771	112,773	112,771	112,773	(35,939)	**(703,812)**	609,699

Investment Listing Report
G.B. Resort Condominium Key Biscayne
As of Wed Apr 30, 2025

Gl Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Operating Funds							
1000 - BU OPER #0115 Bank United	****0115		36,659.51	0.150%	11/30/2023	0	
1001 - BU OPER WIRE #0174 Bank United	****0174		0.35	0.150%	11/30/2023	0	
		Total Operating Funds:	**36,659.86**				
Reserve Funds							
1325 - BU RSRV #0166 Bank United	****0166	Money Market	245,800.52	1.500%	11/30/2023	0	
		Total Reserve Funds:	**245,800.52**				
		Total GB Resort:	**282,460.38**				

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
As Of: Wed Apr 30, 2025

Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0057	Zbn Investments Corp.	455 Grand Bay Drive #1464	UB-0001	4,266.52	503.82	0.00	0.00	0.00	4,770.34
00101-0280	Thierry Viac	455 Grand Bay Drive #1059	UB-0001	1,261.39	784.17	0.00	0.00	0.00	2,045.56
00101-0374	Cynthia Caridad	455 Grand Bay Drive #957	UB-0001	311.36	0.00	0.00	0.00	929.26	1,240.62
00101-0400	Haim Lalo	455 Grand Bay Drive #884	UB-0001	1,261.39	1,016.89	0.00	0.00	244.50	2,522.78
00101-0426	Amram Llc	455 Grand Bay Drive #882	UB-0001	2,768.45	0.00	0.00	0.00	2,768.45	5,536.90
00101-0468	Roykin Services, Inc.	455 Grand Bay Drive #878	UB-0001	16.50	0.00	0.00	0.00	0.00	16.50
00101-0552	Raul Rivero	455 Grand Bay Drive #862	UB-0001	0.04	0.00	0.00	0.00	22.89	22.93
00101-0662	**Settled - Rch Investments**	**455 Grand Bay Drive #0780**	UB-0001	0.00	100.01	0.00	0.00	0.00	100.01
00101-0727	Terranostral Ltd.	455 Grand Bay Drive #772	UB-0001	3,038.10	0.03	0.00	0.00	0.12	3,038.25
00101-0730	Terranostral Ltd.	455 Grand Bay Drive #0770	UB-0001	1,195.37	0.00	0.00	0.00	0.00	1,195.37
00101-0756	**Settled - South Yarra Llc**	**455 Grand Bay Drive #766**	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1205	Put It On The Ritz, Llc	455 Grand Bay Drive #570	UB-0001	298.36	0.00	0.00	0.00	0.00	298.36
00101-1247	Dr. Angela Ehrman	455 Grand Bay Drive #560	UB-0001	2,516.77	157.05	0.00	0.00	0.00	2,673.82
00101-1616	**Settled - Vicoko Inc**	**455 Grand Bay Drive #378**	UB-0001	1,355.39	1,200.39	0.00	0.00	0.00	2,555.78
00101-1687	Gerardo Calvo	455 Grand Bay Drive #366	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00101-1807	Green Field One Llc	455 Grand Bay Drive #282	UB-0001	2,813.45	0.00	0.00	0.00	0.00	2,813.45
00113-8971	**Settled - The JEN Trust**	**455 Grand Bay Drive #1464**	UB-0001	0.00	0.00	0.00	0.00	0.05	0.05
00116-1867	Ross Hollman	455 Grand Bay Drive #768	UB-0001	0.01	0.00	0.00	0.00	0.00	0.01
00116-5546	Gription LLC	455 Grand Bay Drive #484	UB-0001	1,261.39	1,261.39	0.00	0.00	0.00	2,522.78
00117-1404	RITZ-KB 604, LLC	455 Grand Bay Drive #683	UB-0001	1,261.39	0.00	0.00	0.00	0.00	1,261.39
			Outstanding Balance:	**23,625.90**	**5,023.75**	**0.00**	**0.00**	**3,965.27**	**32,614.92**
			Percentage of Balance:	**72.44%**	**15.40%**	**0.00%**	**0.00%**	**12.16%**	**100.00%**
			Total Accounts:	**8**	**6**	**0**	**0**	**6**	**20**

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-0170	11730 Annapolis Road Two, Llc	455 Grand Bay Drive #1255	UB-0001	0.00	0.00	-6,533.88	0.00	0.00	-6,533.88
00101-0206	1119 Llc	455 Grand Bay Drive #1160	UB-0001	0.00	0.00	-6,533.88	0.00	0.00	-6,533.88
00101-0248	Anthony Dellomo Ira	455 Grand Bay Drive #1155	UB-0001	-1,255.39	-1,177.05	0.00	0.00	0.00	-2,432.44
00101-0251	Zbn Investments Corp	455 Grand Bay Drive #1064	UB-0001	-258.37	0.00	0.00	0.00	0.00	-258.37
00101-0361	Keybis Corporation	455 Grand Bay Drive #958	UB-0001	-1,255.39	-252.75	0.00	0.00	0.00	-1,508.14
00101-0442	Roykin Services, Inc.	455 Grand Bay Drive #0880	UB-0001	-21,701.77	0.00	0.00	0.00	0.00	-21,701.77
00101-0536	**Settled - Evasun76 Llc**	**455 Grand Bay Drive #866**	UB-0001	0.00	0.00	0.00	0.00	-0.02	-0.02
00101-0633	Keybis Corporation	455 Grand Bay Drive #783	UB-0001	-1,261.38	-253.90	0.00	0.00	0.00	-1,515.28
00101-0905	Monro Llc	455 Grand Bay Drive #0680	UB-0001	-1,662.90	0.00	0.00	0.00	0.00	-1,662.90
00101-0921	Monro Llc	455 Grand Bay Drive #678	UB-0001	-754.07	0.00	0.00	0.00	0.00	-754.07
00101-0989	Tammy Caress-Zelman	455 Grand Bay Drive #668	UB-0001	-822.51	0.00	0.00	0.00	0.00	-822.51
00101-1085	Cpz Investments Corp	455 Grand Bay Drive #585	UB-0001	-544.28	0.00	0.00	0.00	0.00	-544.28
00101-1140	502 Ritz 502 Ritz Llc	455 Grand Bay Drive #579	UB-0001	0.00	-14,408.70	0.00	0.00	0.00	-14,408.70
00101-1289	Egio Llc	455 Grand Bay Drive #554	UB-0001	-198.34	0.00	0.00	0.00	0.00	-198.34

Delinquency and Prepaid Report
G.B. Resort Condominium Key Biscayne
As Of: Wed Apr 30, 2025

Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
00101-1302	Keybis Corporation	455 Grand Bay Drive #487	UB-0001	-874.60	0.00	0.00	0.00	0.00	-874.60
00101-1328	**Settled - Juan Gonzalez**	**455 Grand Bay Drive #484**	UB-0001	0.00	-3.00	0.00	0.00	0.00	-3.00
00101-1467	Francisco Ortega	455 Grand Bay Drive #464	UB-0001	-1,737.77	0.00	0.00	0.00	0.00	-1,737.77
00101-1535	Twin A And B Corp	455 Grand Bay Drive #387	UB-0001	-1,456.10	0.00	0.00	0.00	0.00	-1,456.10
00101-1878	Cpz Investments Corp	455 Grand Bay Drive #274	UB-0001	-251.53	0.00	0.00	0.00	0.00	-251.53
00113-8997	**Settled - King Rental Properties, LLC**	**455 Grand Bay Drive #768**	UB-0001	0.00	0.00	0.00	0.00	-0.12	-0.12
00117-0515	Ritz Yarra LLC	455 Grand Bay Drive #0780	UB-0001	-100.00	0.00	0.00	0.00	0.00	-100.00
			Prepaid Balance:	**-34,134.40**	**-16,095.40**	**-13,067.76**	**0.00**	**-0.14**	**-63,297.70**
			Percentage of Balance:	**53.93%**	**25.43%**	**20.64%**	**0.00%**	**0.00%**	**100.00%**
			Total Accounts:	**12**	**5**	**2**	**0**	**2**	**21**
			Balance:	**-10,508.50**	**-11,071.65**	**-13,067.76**	**0.00**	**3,965.13**	**-30,682.78**
			Percentage of Total Balance:	**34.25%**	**36.08%**	**42.59%**	**0.00%**	**-12.92%**	**100.00%**

Accounts Payable Open Items
G.B. Resort Condominium Key Biscayne

As of Wed Apr 30, 2025

Period	Inv Date	Invoice No	Dept	Account	Project	Trans Date	Paid Date	Comment	Reference	Amount

There are no open items selected as of the date of this report.

Cash Disbursement by Vendor
G.B. Resort Condominium Key Biscayne

Tue Apr 01, 2025 thru Wed Apr 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
GB Resort BU RES 0166					
Check Date: 04/11/2025	**Bank: Bank United Operating**	**Check Number: 02000033**	**Check Amount: 50,808.42**		
	RESERVE - 1325 - BU RSRV #0166	04/11/2025	Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42
				Total for GB Resort BU RES 0166	**50,808.42**
Haber Law, LLP					
Check Date: 04/25/2025	**Bank: Bank United Operating**	**Check Number: 01000055**	**Check Amount: 2,508.75**		
	51 - 7020 - Legal Fees	04/22/2025	Legal Fees		2,508.75
				Total for Haber Law, LLP	**2,508.75**
Marriott Business Services					
Check Date: 04/09/2025	**Bank: Bank United Operating**	**Check Number: 02000032**	**Check Amount: 296,358.61**		
	51 - 4590 - Prior Year Surplus	04/04/2025	Prior Year Assessment/Credit		(4,688.58)
	51 - 4825 - Misc. Income	04/04/2025	Avendra/P-card Rebate		(229.60)
	51 - 5020 - Shared - Op Supplies	04/04/2025	Operating Supplies		6,981.60
	51 - 5055 - Master Assoc Fees	04/04/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	04/04/2025	S&W Admin/Res Office		23,106.16
	51 - 5310 - Shared Services -Administrative	04/04/2025	Manager's & Asst		2,996.67
	51 - 5311 - SharedServ- Security	04/04/2025	Security Officer		5,669.42
	51 - 5312 - SharedServ- Engineer	04/04/2025	Engineers		20,809.00
	51 - 5316 - SharedServ- Pool	04/04/2025	Pool Attendant		5,092.80
	51 - 5320 - SharedServ- PTEB	04/04/2025	Payroll Taxes & benefits		27,075.94
	51 - 5323 - Concierge Payroll	04/04/2025	Rooms/FOH		13,942.20
	51 - 5400 - Insurance Premiums	04/04/2025	Insurance - Casualty		61,296.25
	51 - 5408 - Rubbish Removal	04/04/2025	Trash Removal		4,044.00
	51 - 6000 - Electricity	04/04/2025	Electrical		22,844.67
	51 - 6005 - Gas Service	04/04/2025	Gas		3,918.80
	51 - 6025 - Water & Sewer	04/04/2025	Water & Sewer		13,610.08
	51 - 6040 - Bundled Telecom Services	04/04/2025	Telephone Expenses-Condo		3,370.00
	51 - 6045 - Cable Service	04/04/2025	TV/Cable System		2,965.60
	51 - 6416 - Health Club/Amenities Expense	04/04/2025	Spa		5,000.00
	51 - 6420 - Uniforms	04/04/2025	Uniforms		3,548.80
	51 - 6424 - Misc Usage Charges -Tennis	04/04/2025	Tennis		3,600.00
	51 - 6426 - Plant Maintenance	04/04/2025	decorations		1,914.00
	51 - 6432 - Janitor & Cleaning Contract	04/04/2025	Contract Cleaning		5,888.20
	51 - 6442 - Landscaping/Grounds	04/04/2025	Landscaping		12,415.00
	51 - 6530 - General Maintenance Shared	04/04/2025	General R&M		40,387.60

Cash Disbursement by Vendor
G.B. Resort Condominium Key Biscayne
Tue Apr 01, 2025 thru Wed Apr 30, 2025

Vendor	Dept - Account - Project	Trans Date	Remarks	Reference	Amount
Marriott Business Services					
Check Date: 04/25/2025	**Bank: Bank United Operating**	**Check Number: 02000036**	**Check Amount: 296,358.61**		
	51 - 4590 - Prior Year Surplus	04/04/2025	Prior year Assessment/Credit		(4,688.58)
	51 - 4825 - Misc. Income	04/04/2025	Avendra/P-Card Rebate		(229.60)
	51 - 5020 - Shared - Op Supplies	04/04/2025	Operating supplies		6,981.60
	51 - 5055 - Master Assoc Fees	04/04/2025	GB Master Assoc		10,800.00
	51 - 5301 - S&W - Admin	04/04/2025	S&W Admin/Res Office		23,106.17
	51 - 5310 - Shared Services -Administrative	04/04/2025	manager's & asst		2,996.67
	51 - 5311 - SharedServ- Security	04/04/2025	Security Officer		5,669.42
	51 - 5312 - SharedServ- Engineer	04/04/2025	Engineers		20,809.00
	51 - 5316 - SharedServ- Pool	04/04/2025	Pool Attendant		5,092.80
	51 - 5320 - SharedServ- PTEB	04/04/2025	payroll Taxes & benefits		27,075.94
	51 - 5323 - Concierge Payroll	04/04/2025	Rooms/FOH		13,942.20
	51 - 5400 - Insurance Premiums	04/04/2025	Insurance-Casualty		61,296.24
	51 - 5405 - PTEB	04/04/2025	TRASH REMOVAL		4,044.00
	51 - 6000 - Electricity	04/04/2025	Electrical		22,844.67
	51 - 6005 - Gas Service	04/04/2025	Gas		3,918.80
	51 - 6025 - Water & Sewer	04/04/2025	Water & sewer		13,610.08
	51 - 6040 - Bundled Telecom Services	04/04/2025	Telephone expense-Condo		3,370.00
	51 - 6045 - Cable Service	04/04/2025	TV/Cable System		2,965.60
	51 - 6416 - Health Club/Amenities Expense	04/04/2025	Spa		5,000.00
	51 - 6420 - Uniforms	04/04/2025	Uniforms		3,548.80
	51 - 6424 - Misc Usage Charges -Tennis	04/04/2025	Tennis		3,600.00
	51 - 6426 - Plant Maintenance	04/04/2025	Decorations		1,914.00
	51 - 6432 - Janitor & Cleaning Contract	04/04/2025	Contract Cleaning		5,888.20
	51 - 6442 - Landscaping/Grounds	04/04/2025	Landscaping		12,415.00
	51 - 6530 - General Maintenance Shared	04/04/2025	general R&M		40,387.60
			Total for Marriott Business Services		**592,717.22**
Roberto Cannavo Living Trust					
Check Date: 04/21/2025	**Bank: Bank United Operating**	**Check Number: 01000054**	**Check Amount: 1,261.39**		
	51 - 2050 - Resident Refunds	04/15/2025	Reimburse homeowner for overpayme	00101-0879	1,261.39
			Total for Roberto Cannavo Living Trust		**1,261.39**
The Ritz-Carlton Hotel Company, LLC					
Check Date: 04/15/2025	**Bank: Bank United Operating**	**Check Number: 03000039**	**Check Amount: 11,930.00**		
	51 - 7040 - Management Fees	04/03/2025	Management fee 04/25	8450115279	11,930.00

Cash Disbursement by Vendor
G.B. Resort Condominium Key Biscayne
Tue Apr 01, 2025 thru Wed Apr 30, 2025

Vendor	Dept - Account - Project		Trans Date	Remarks	Reference	Amount
The Ritz-Carlton Hotel Company, LLC						
Check Date: 04/15/2025	**Bank: Bank United Operating**	**Check Number: 03000040**	**Check Amount:**	**7,427.87**		
	51 - 7001 - Accounting Fees		04/03/2025	Financial Services	8450115175	2,276.00
	51 - 8902 - Programs & Services Bundle		04/03/2025	Above Property Shared Services	8450115175	268.18
	51 - 8902 - Programs & Services Bundle		04/03/2025	Third party Services	8450115175	454.00
	51 - 8902 - Programs & Services Bundle		04/03/2025	Training Services	8450115175	103.40
	51 - 8902 - Programs & Services Bundle		04/03/2025	on-site technology & tech serv	8450115175	980.00
	51 - 8902 - Programs & Services Bundle		04/03/2025	Residential Services	8450115175	3,346.29
				Total for The Ritz-Carlton Hotel Company, LLC		**19,357.87**
The Ritz-Carlton Key Biscayne						
Check Date: 04/03/2025	**Bank: Bank United Operating**	**Check Number: 02000031**	**Check Amount:**	**612.95**		
	51 - 5090 - Office Supplies		04/01/2025	Office supplies/candy		32.07
	51 - 5090 - Office Supplies		04/01/2025	Office supplies/candy		93.01
	51 - 5090 - Office Supplies		04/01/2025	Mail Out/Fed Ex		121.34
	51 - 5090 - Office Supplies		04/01/2025	Blinders / Office supplies		51.12
	51 - 5150 - Contingency		04/01/2025	Rose petal TD		13.90
	51 - 5150 - Contingency		04/01/2025	Kitchen towels		56.42
	51 - 5150 - Contingency		04/01/2025	Hollman Fed exed Ballot		49.95
	51 - 5150 - Contingency		04/01/2025	Office coffee supplies		21.00
	51 - 5150 - Contingency		04/01/2025	Amenity		8.56
	51 - 5150 - Contingency		04/01/2025	Kitchen towels		85.58
	51 - 5196 - Miscellaneous Admin Expenses		04/01/2025	Website Maint		40.00
	51 - 5196 - Miscellaneous Admin Expenses		04/01/2025	Websit maint		40.00
Check Date: 04/15/2025	**Bank: Bank United Operating**	**Check Number: 02000034**	**Check Amount:**	**2,659.60**		
	51 - 7020 - Legal Fees		04/10/2025	Legal Fees		2,659.60
Check Date: 04/25/2025	**Bank: Bank United Operating**	**Check Number: 02000037**	**Check Amount:**	**516.68**		
	51 - 5090 - Office Supplies		04/22/2025	stamps for the office		73.00
	51 - 5090 - Office Supplies		04/22/2025	AT&T Conference call expense		200.00
	51 - 5150 - Contingency		04/22/2025	newsletter design		100.00
	51 - 5150 - Contingency		04/22/2025	Easter candles for the kids amenities		39.74
	51 - 5150 - Contingency		04/22/2025	Office Supplies/Reno		40.73
	51 - 5150 - Contingency		04/22/2025	office candy		26.73
	51 - 5150 - Contingency		04/22/2025	Batteries for label maker		16.48

Cash Disbursement by Vendor
G.B. Resort Condominium Key Biscayne
Tue Apr 01, 2025 thru Wed Apr 30, 2025

Vendor	Dept - Account - Project		Trans Date	Remarks	Reference	Amount
The Ritz-Carlton Key Biscayne						
Check Date: 04/25/2025	**Bank: Bank United Operating**	**Check Number: 02000037**	**Check Amount:**	**516.68**		
	51 - 5196 - Miscellaneous Admin Expenses		04/22/2025	Website maint		20.00
					Total for The Ritz-Carlton Key Biscayne	**3,789.23**
WITHUMSMITH+BROWN, PC						
Check Date: 02/18/2025	**Bank: Bank United Operating**	**Check Number: 03000034**	**Check Amount:**	**(5,408.00)**		
	51 - 7000 - Audit Fees		02/12/2025	*VOID* AUDIT FEES		(5,408.00)
Check Date: 04/21/2025	**Bank: Bank United Operating**	**Check Number: 03000041**	**Check Amount:**	**780.00**		
	51 - 7000 - Audit Fees		04/16/2025	AUDIT FEES		780.00
Check Date: 04/23/2025	**Bank: Bank United Operating**	**Check Number: 02000035**	**Check Amount:**	**5,408.00**		
	51 - 7000 - Audit Fees		04/24/2025	AUDIT FEES		5,408.00
					Total for WITHUMSMITH+BROWN, PC	**780.00**
					Total for GB Resort	**671,222.88**

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Assets							
1000 - BU OPER #0115 - Operating						**Opening Balance:**	**302,600.74**
04/02/2025	269464	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39	
	269465	C3 ACH Payment		ATGPay Online Payment	ACH Payment	218.24	
	271032	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,255.39	
04/03/2025	270714	C3 Cash Receipts		003 Items on Deposit Slip	Cash Receipts	3,972.90	
	270778	AP Check Run 04-03-2025		The Ritz-Carlton Key Biscayne	Check No 02000031	(612.95)	
	271055	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,255.39	
04/05/2025	271475	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39	
	271628	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,255.39	
	271761	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,261.38	
	271835	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,195.46	
	271929	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,261.39	
	271956	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45	
	272050	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45	
	272267	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45	
04/07/2025	272592	C3 Direct Debit		139 Items on Direct Debit	Direct Debit	276,538.38	
04/08/2025	273825	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	1,000.00	
	274521	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	4,735.98	
04/09/2025	274571	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,507.06	
	274701	AP Check Run 04-09-2025		Marriott Business Services	Check No 02000032	(296,358.61)	
	275244	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	2,768.45	
04/10/2025	275326	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1807	AR Adjust Batch	(2,768.45)	
04/11/2025	277812	AP Check Run 04-11-2025		GB Resort BU RES 0166	Check No 02000033	(50,808.42)	
	278430	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,255.39	
04/13/2025	278202	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,510.78	
	278203	C3 ACH Payment		ATGPay Online Payment	ACH Payment	2,768.45	
04/15/2025	279722	AP Check Run 04-15-2025		The Ritz-Carlton Key Biscayne	Check No 02000034	(2,659.60)	
	279723	AP Check Run 04-15-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000039	(11,930.00)	
	279724	AP Check Run 04-15-2025		The Ritz-Carlton Hotel Company, LLC	Check No 03000040	(7,427.87)	
	280010	C3 ACH Payment		ATGPay Online Payment	ACH Payment	1,195.46	
	280012	C3 ACH Payment		ATGPay Online Payment	ACH Payment	3,038.09	
04/16/2025	281267	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	5,249.26	
04/18/2025	283095	C3 Cash Receipts		018 Items on Deposit Slip	Cash Receipts	41,998.21	
04/21/2025	282501	C3 Cash Receipts		003 Items on Deposit Slip	Cash Receipts	300.00	
	282529	AP Check Run 04-21-2025		WITHUMSMITH+BROWN, PC	Check No 03000041	(780.00)	
	282530	AP Check Run 04-21-2025		Roberto Cannavo Living Trust	Check No 01000054	(1,261.39)	
	283127	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	2,416.97	
04/22/2025	283206	AP WITHUMSMITH+BROWN, PC		*VOID* WITHUMSMITH+BROWN, PC	Void Check: 3000034	5,408.00	
	283876	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	5,150.71	
04/23/2025	283989	AP Check Run 04-23-2025		WITHUMSMITH+BROWN, PC	Check No 02000035	(5,408.00)	
	284468	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	1,195.46	
04/25/2025	284934	AP Check Run 04-25-2025		Marriott Business Services	Check No 02000036	(296,358.61)	
	284935	AP Check Run 04-25-2025		The Ritz-Carlton Key Biscayne	Check No 02000037	(516.68)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Assets							
1000 - BU OPER #0115 - Operating					**Balance From Previous Page:**		**7,238.48**
04/25/2025	284936	AP Check Run 04-25-2025		Haber Law, LLP	Check No 01000055	(2,508.75)	
	285251	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	1,177.55	
04/30/2025	286421	JE BU 0115 activity		Wire to Operating	4/30/2025	29,749.45	
	286873	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	874.64	
	290010	JE BU 0115 activity		Interest Credit	4/30/2025	7.46	
				March Sweep	4/30/2025	120.68	
				March Sweep	4/30/2025	(120.68)	
				Interest Credit ICS	4/30/2025	120.68	
					Total April, 2025:	**(265,941.23)**	
					Ending Balance 1000 - BU OPER #0115 - Operating:		**36,659.51**
1001 - BU OPER WIRE #0174 - Operating					**Opening Balance:**		**0.00**
04/17/2025	282432	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010442	Wire Pymnt	5,536.90	
	282435	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010468	Wire Pymnt	2,510.78	
04/25/2025	284855	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010442	Wire Pymnt	21,701.77	
04/30/2025	286421	JE BU 0115 activity		Wire to Operating	4/30/2025	(29,749.45)	
	290011	JE BU WIRE 0174 activity		Interest Credit	4/30/2025	0.35	
					Total April, 2025:	**0.35**	
					Ending Balance 1001 - BU OPER WIRE #0174 - Operating:		**0.35**
1325 - BU RSRV #0166 - Reserves					**Opening Balance:**		**194,854.79**
04/11/2025	277811	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42	
04/30/2025	290013	JE BU RES 0166 activity		Interest Credit	4/30/2025	137.31	
					Total April, 2025:	**50,945.73**	
					Ending Balance 1325 - BU RSRV #0166 - Reserves:		**245,800.52**
1500 - Accounts Receivable - Operating					**Opening Balance:**		**46,248.62**
04/01/2025	259403	C3 Billing Batch		188 Units, Assessment	Billing Batch	321,593.08	
				188 Units, Reserve Assessment	Billing Batch	50,808.49	
	275870	RV System AR to Prepaid Reclassification		Reverse March AR Reclass to Prepaid	Reclass	(45,785.85)	
04/02/2025	269464	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)	
	269465	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(218.24)	
	271032	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,255.39)	
04/03/2025	270714	C3 Cash Receipts		003 Items on Deposit Slip	Cash Receipts	(3,972.90)	
	271055	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,255.39)	
04/05/2025	271475	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)	
	271628	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,255.39)	
	271761	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,261.38)	
	271835	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,195.46)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Assets							
1500 - Accounts Receivable - Operating					**Balance From Previous Page:**		**359,939.41**
04/05/2025	271929	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,261.39)	
	271956	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)	
	272050	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)	
	272267	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)	
04/07/2025	272592	C3 Direct Debit		139 Items on Direct Debit	Direct Debit	(276,538.38)	
04/08/2025	273603	C3 AR Adjustment - Monthly Charge		Adjust Account 1010879	Monthly Charge	(1,089.29)	
	273604	C3 AR Adjustment - Monthly Charge		Adjust Account 1010879	Monthly Charge	(172.10)	
	273605	C3 AR Adjustment - Monthly Charge		Adjust Account 1171404	Monthly Charge	1,089.29	
	273606	C3 AR Adjustment - Monthly Charge		Adjust Account 1171404	Monthly Charge	172.10	
	273825	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	(1,000.00)	
	274521	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	(4,735.98)	
04/09/2025	274571	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,507.06)	
	275244	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(2,768.45)	
04/10/2025	275326	C3 AR Adjustment - Returned Payment		Adjust Account 00101-1807	AR Adjust Batch	2,768.45	
	275327	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1807	AR Adjust Batch	45.00	
04/11/2025	278430	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,255.39)	
04/13/2025	278202	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,510.78)	
	278203	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(2,768.45)	
04/14/2025	278516	C3 AR Adjustment - refund		Adjust Account 1010879	refund	1,261.39	
04/15/2025	280010	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(1,195.46)	
	280012	C3 ACH Payment		ATGPay Online Payment	ACH Payment	(3,038.09)	
04/16/2025	280093	C3 AR Adjustment - Estoppel Fee		Adjust Account 1171585	Estoppel Fee	100.00	
	281267	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(5,249.26)	
04/17/2025	280737	C3 AR Adjustment - Estoppel Fee		Adjust Account 1171404	Estoppel Fee	100.00	
	282432	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010442	Wire Pymnt	(5,536.90)	
	282435	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010468	Wire Pymnt	(2,510.78)	
04/18/2025	283095	C3 Cash Receipts		018 Items on Deposit Slip	Cash Receipts	(41,998.21)	
04/21/2025	282501	C3 Cash Receipts		003 Items on Deposit Slip	Cash Receipts	(300.00)	
	283127	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	(2,416.97)	
04/22/2025	283876	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	(5,150.71)	
04/23/2025	284468	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	(1,195.46)	
04/25/2025	284855	C3 AR Adjustment - Wire Pymnt		Adjust Account 1010442	Wire Pymnt	(21,701.77)	
	285251	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(1,177.55)	
04/29/2025	285691	C3 AR Adjustment - Estoppel Fee		Adjust Account 1011616	Estoppel Fee	100.00	
04/30/2025	286873	C3 Cash Receipts		001 Items on Deposit Slip	Cash Receipts	(874.64)	
	292627	RV System AR to Prepaid Reclassification		April AR Reclass to Prepaid	Reclass	63,297.70	
					Total April, 2025:	**(13,633.70)**	
					Ending Balance 1500 - Accounts Receivable - Operating:		**32,614.92**
1600 - Prepaid Property & Liability Ins - Operating						**Opening Balance:**	**12,457.62**
04/30/2025	284451	JE Monthly insurance amortization		Umbrella - Insureon	07/01/24-07/01/25	(1,099.79)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Assets							
1600 - Prepaid Property & Liability Ins - Operating					**Balance From Previous Page:**		**11,357.83**
04/30/2025	284451	JE Monthly insurance amortization		Crime - The Hanover Group	07/01/24-07/01/25	(103.10)	
				Nonprofit Entity Group	07/01/24-07/01/25	(147.63)	
				GL Insurance - Insureon	07/01/24-07/01/25	(2,802.01)	
					Total April, 2025:	**(4,152.53)**	
					Ending Balance 1600 - Prepaid Property & Liability Ins - Operating:		**8,305.09**
Liabilities							
2000 - Accounts Payable - Operating						**Opening Balance:**	**0.00**
04/01/2025	270777	AP The Ritz-Carlton Key Biscayne		Office coffee supplies		(21.00)	
				Website Maint		(40.00)	
				Kitchen towels		(56.42)	
				Kitchen towels		(85.58)	
				Hollman Fed exed Ballot		(49.95)	
				Blinders / Office supplies		(51.12)	
				Office supplies/candy		(32.07)	
				Mail Out/Fed Ex		(121.34)	
				Rose petal TD		(13.90)	
				Amenity		(8.56)	
				Office supplies/candy		(93.01)	
				Websit maint		(40.00)	
04/03/2025	270778	AP The Ritz-Carlton Key Biscayne		Office supplies/candy		32.07	
				Rose petal TD		13.90	
				Kitchen towels		56.42	
				Hollman Fed exed Ballot		49.95	
				Office coffee supplies		21.00	
				Office supplies/candy		93.01	
				Mail Out/Fed Ex		121.34	
				Amenity		8.56	
				Kitchen towels		85.58	
				Blinders / Office supplies		51.12	
				Website Maint		40.00	
				Websit maint		40.00	
	279720	AP The Ritz-Carlton Hotel Company, LLC		Management fee 04/25	8450115279	(11,930.00)	
	279721	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450115175	(103.40)	
				Residential Services	8450115175	(3,346.29)	
				Above Property Shared Services	8450115175	(268.18)	
				on-site technology & tech serv	8450115175	(980.00)	
				Third party Services	8450115175	(454.00)	
				Financial Services	8450115175	(2,276.00)	
04/04/2025	274700	AP Marriott Business Services		Avendra/P-card Rebate		229.60	
				Engineers		(20,809.00)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Liabilities							
2000 - Accounts Payable - Operating					**Balance From Previous Page:**		**(39,937.27)**
04/04/2025	274700	AP Marriott Business Services		General R&M		(40,387.60)	
				Gas		(3,918.80)	
				GB Master Assoc		(10,800.00)	
				Telephone Expenses-Condo		(3,370.00)	
				Pool Attendant		(5,092.80)	
				Trash Removal		(4,044.00)	
				Prior Year Assessment/Credit		4,688.58	
				Insurance - Casualty		(61,296.25)	
				S&W Admin/Res Office		(23,106.16)	
				Payroll Taxes & benefits		(27,075.94)	
				Electrical		(22,844.67)	
				Operating Supplies		(6,981.60)	
				Manager's & Asst		(2,996.67)	
				Landscaping		(12,415.00)	
				Water & Sewer		(13,610.08)	
				decorations		(1,914.00)	
				Uniforms		(3,548.80)	
				Security Officer		(5,669.42)	
				Tennis		(3,600.00)	
				Contract Cleaning		(5,888.20)	
				TV/Cable System		(2,965.60)	
				Rooms/FOH		(13,942.20)	
				Spa		(5,000.00)	
	284931	AP Marriott Business Services		manager's & asst		(2,996.67)	
				TRASH REMOVAL		(4,044.00)	
				general R&M		(40,387.60)	
				Landscaping		(12,415.00)	
				Operating supplies		(6,981.60)	
				Pool Attendant		(5,092.80)	
				Water & sewer		(13,610.08)	
				Tennis		(3,600.00)	
				GB Master Assoc		(10,800.00)	
				payroll Taxes & benefits		(27,075.94)	
				Telephone expense-Condo		(3,370.00)	
				Decorations		(1,914.00)	
				Avendra/P-Card Rebate		229.60	
				Engineers		(20,809.00)	
				Gas		(3,918.80)	
				Uniforms		(3,548.80)	
				S&W Admin/Res Office		(23,106.17)	
				Rooms/FOH		(13,942.20)	
				TV/Cable System		(2,965.60)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Liabilities							
2000 - Accounts Payable - Operating					**Balance From Previous Page:**		**(516,065.14)**
04/04/2025	284931	AP Marriott Business Services		Contract Cleaning		(5,888.20)	
				Prior year Assessment/Credit		4,688.58	
				Security Officer		(5,669.42)	
				Electrical		(22,844.67)	
				Spa		(5,000.00)	
				Insurance-Casualty		(61,296.24)	
04/09/2025	274701	AP Marriott Business Services		GB Master Assoc		10,800.00	
				Contract Cleaning		5,888.20	
				decorations		1,914.00	
				Insurance - Casualty		61,296.25	
				Avendra/P-card Rebate		(229.60)	
				Operating Supplies		6,981.60	
				Telephone Expenses-Condo		3,370.00	
				TV/Cable System		2,965.60	
				Uniforms		3,548.80	
				S&W Admin/Res Office		23,106.16	
				Engineers		20,809.00	
				Manager's & Asst		2,996.67	
				Pool Attendant		5,092.80	
				Rooms/FOH		13,942.20	
				Security Officer		5,669.42	
				Payroll Taxes & benefits		27,075.94	
				General R&M		40,387.60	
				Landscaping		12,415.00	
				Trash Removal		4,044.00	
				Spa		5,000.00	
				Tennis		3,600.00	
				Electrical		22,844.67	
				Gas		3,918.80	
				Water & Sewer		13,610.08	
				Prior Year Assessment/Credit		(4,688.58)	
04/10/2025	279719	AP The Ritz-Carlton Key Biscayne		Legal Fees		(2,659.60)	
04/11/2025	277811	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	(50,808.42)	
	277812	AP GB Resort BU RES 0166		Op to Reserve Amt per 2025 Budget	HS#8068449	50,808.42	
04/15/2025	279722	AP The Ritz-Carlton Key Biscayne		Legal Fees		2,659.60	
	279723	AP The Ritz-Carlton Hotel Company, LLC		Management fee 04/25	8450115279	11,930.00	
	279724	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450115175	2,276.00	
				Above Property Shared Services	8450115175	268.18	
				Third party Services	8450115175	454.00	
				Training Services	8450115175	103.40	
				on-site technology & tech serv	8450115175	980.00	
				Residential Services	8450115175	3,346.29	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Liabilities							
2000 - Accounts Payable - Operating					**Balance From Previous Page:**		**(296,358.61)**
04/15/2025	282528	AP Roberto Cannavo Living Trust		Reimburse homeowner for overpayment	00101-0879	(1,261.39)	
04/16/2025	282527	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		(780.00)	
04/21/2025	282529	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		780.00	
	282530	AP Roberto Cannavo Living Trust		Reimburse homeowner for overpayment	00101-0879	1,261.39	
04/22/2025	284932	AP The Ritz-Carlton Key Biscayne		Easter candles for the kids amenities		(39.74)	
				newsletter design		(100.00)	
				Office Supplies/Reno		(40.73)	
				office candy		(26.73)	
				AT&T Conference call expense		(200.00)	
				Website maint		(20.00)	
				stamps for the office		(73.00)	
				Batteries for label maker		(16.48)	
	284933	AP Haber Law, LLP		Legal Fees		(2,508.75)	
04/23/2025	283989	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		5,408.00	
04/24/2025	283988	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		(5,408.00)	
04/25/2025	284934	AP Marriott Business Services		GB Master Assoc		10,800.00	
				Contract Cleaning		5,888.20	
				Decorations		1,914.00	
				Insurance-Casualty		61,296.24	
				Avendra/P-Card Rebate		(229.60)	
				Operating supplies		6,981.60	
				Telephone expense-Condo		3,370.00	
				TV/Cable System		2,965.60	
				Uniforms		3,548.80	
				S&W Admin/Res Office		23,106.17	
				Engineers		20,809.00	
				manager's & asst		2,996.67	
				Pool Attendant		5,092.80	
				Rooms/FOH		13,942.20	
				Security Officer		5,669.42	
				payroll Taxes & benefits		27,075.94	
				general R&M		40,387.60	
				Landscaping		12,415.00	
				TRASH REMOVAL		4,044.00	
				Spa		5,000.00	
				Tennis		3,600.00	
				Electrical		22,844.67	
				Gas		3,918.80	
				Water & sewer		13,610.08	
				Prior year Assessment/Credit		(4,688.58)	
	284935	AP The Ritz-Carlton Key Biscayne		Website maint		20.00	
				stamps for the office		73.00	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Liabilities							
2000 - Accounts Payable - Operating					**Balance From Previous Page:**		**(2,932.43)**
04/25/2025	284935	AP The Ritz-Carlton Key Biscayne		newsletter design		100.00	
				Easter candles for the kids amenities		39.74	
				Office Supplies/Reno		40.73	
				office candy		26.73	
				Batteries for label maker		16.48	
				AT&T Conference call expense		200.00	
	284936	AP Haber Law, LLP		Legal Fees		2,508.75	
					Total April, 2025:	**0.00**	
					Ending Balance 2000 - Accounts Payable - Operating:		**0.00**
2015 - Returned Check Fee Payable - Operating						**Opening Balance:**	**0.00**
04/10/2025	275327	C3 AR Adjustment - NSF Proc Fee - Mgmt		Adjust Account 00101-1807	AR Adjust Batch	(45.00)	
					Total April, 2025:	**(45.00)**	
					Ending Balance 2015 - Returned Check Fee Payable - Operating:		**(45.00)**
2050 - Resident Refunds - Operating						**Opening Balance:**	**0.00**
04/14/2025	278516	C3 AR Adjustment - refund		Adjust Account 1010879	refund	(1,261.39)	
04/15/2025	282528	AP Roberto Cannavo Living Trust		Reimburse homeowner for overpayment	00101-0879	1,261.39	
					Total April, 2025:	**0.00**	
					Ending Balance 2050 - Resident Refunds - Operating:		**0.00**
2395 - General Accruals - Operating						**Opening Balance:**	**(304,399.43)**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	10,800.00	
				Accrue Marriott Business Services	73R59038164	5,888.20	
				Accrue Marriott Business Services	73R59038164	1,914.00	
				Accrue Marriott Business Services	73R59038164	61,296.25	
				Accrue Marriott Business Services	73R59038164	6,981.60	
				Accrue Marriott Business Services	73R59038164	3,370.00	
				Accrue Marriott Business Services	73R59038164	2,965.60	
				Accrue Marriott Business Services	73R59038164	3,548.80	
				Accrue Marriott Business Services	73R59038164	23,106.16	
				Accrue Marriott Business Services	73R59038164	20,809.00	
				Accrue Marriott Business Services	73R59038164	2,996.67	
				Accrue Marriott Business Services	73R59038164	5,092.80	
				Accrue Marriott Business Services	73R59038164	13,942.20	
				Accrue Marriott Business Services	73R59038164	5,669.42	
				Accrue Marriott Business Services	73R59038164	27,075.94	
				Accrue Marriott Business Services	73R59038164	40,387.60	
				Accrue Marriott Business Services	73R59038164	12,415.00	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Liabilities							
2395 - General Accruals - Operating						**Balance From Previous Page:**	**(56,140.19)**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	4,044.00	
				Accrue Marriott Business Services	73R59038164	5,000.00	
				Accrue Marriott Business Services	73R59038164	3,600.00	
				Accrue Marriott Business Services	73R59038164	22,844.67	
				Accrue Marriott Business Services	73R59038164	3,918.80	
				Accrue Marriott Business Services	73R59038164	13,610.08	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	2,276.00	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	268.18	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	454.00	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	103.40	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	980.00	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	3,346.29	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	32.07	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	13.90	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	56.42	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	49.95	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	21.00	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	93.01	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	121.34	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	8.56	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	85.58	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	51.12	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	40.00	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	40.00	
	278561	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(4,688.58)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(229.60)	
04/30/2025	294023	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	(2,276.00)	
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	74.11	
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	(103.40)	
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	(3,346.29)	
					Total April, 2025:	**298,747.85**	
						Ending Balance 2395 - General Accruals - Operating:	**(5,651.58)**
2495 - Other Current Liabilities - Operating						**Opening Balance:**	**(1,355.91)**
				No Activity this period		0.00	
						0.00	
						Ending Balance 2495 - Other Current Liabilities - Operating:	**(1,355.91)**
2550 - Prepaid Assessments - Operating						**Opening Balance:**	**(45,785.85)**
04/01/2025	275870	RV System AR to Prepaid Reclassification		Reverse March AR Reclass to Prepaid	Reclass	45,785.85	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Liabilities							
2550 - Prepaid Assessments - Operating						**Balance From Previous Page:**	**0.00**
04/30/2025	292627	RV System AR to Prepaid Reclassification		April AR Reclass to Prepaid	Reclass	(63,297.70)	
					Total April, 2025:	**(17,511.85)**	
						Ending Balance 2550 - Prepaid Assessments - Operating:	**(63,297.70)**
2598 - Deferred Revenue-Reserves - Operating						**Opening Balance:**	**(1,263,873.78)**
				No Activity this period		0.00	
						0.00	
						Ending Balance 2598 - Deferred Revenue-Reserves - Operating:	**(1,263,873.78)**
Owners' Equity							
3000 - Retained Earnings - Operating Fund - Operating						**Opening Balance:**	**(181,725.82)**
				No Activity this period		0.00	
						0.00	
						Ending Balance 3000 - Retained Earnings - Operating Fund - Operating:	**(181,725.82)**
3005 - Equity Adjustments - Prior Periods - Operating						**Opening Balance:**	**8,426.57**
				No Activity this period		0.00	
						0.00	
						Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating:	**8,426.57**
3194 - Retained Earnings - Replacement Fund - Reserves						**Opening Balance:**	**(273,130.75)**
				No Activity this period		0.00	
						0.00	
						Ending Balance 3194 - Retained Earnings - Replacement Fund - Reserves:	**(273,130.75)**
Income							
4000 - CAM Income - Operating						**Opening Balance:**	**(964,778.19)**
04/01/2025	259403	C3 Billing Batch		188 Units, Assessment	Billing Batch	(321,593.08)	
04/08/2025	273603	C3 AR Adjustment - Monthly Charge		Adjust Account 1010879	Monthly Charge	1,089.29	
	273605	C3 AR Adjustment - Monthly Charge		Adjust Account 1171404	Monthly Charge	(1,089.29)	
					Total April, 2025:	**(321,593.08)**	
						Ending Balance 4000 - CAM Income - Operating:	**(1,286,371.27)**

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Income							
4025 - Reserve Assessments - Operating						**Opening Balance:**	**0.00**
04/01/2025	259403	C3 Billing Batch		188 Units, Reserve Assessment	Billing Batch	(50,808.49)	
04/08/2025	273604	C3 AR Adjustment - Monthly Charge		Adjust Account 1010879	Monthly Charge	172.10	
	273606	C3 AR Adjustment - Monthly Charge		Adjust Account 1171404	Monthly Charge	(172.10)	
04/30/2025	285179	JE Reserve Contribution		OP to RES Dept	Reserves	50,808.49	
					Total April, 2025:	**0.00**	
					Ending Balance 4025 - Reserve Assessments - Operating:		**0.00**
4025 - Reserve Assessments - Reserves						**Opening Balance:**	**(152,425.47)**
04/30/2025	285179	JE Reserve Contribution		OP to RES Dept	Reserves	(50,808.49)	
					Total April, 2025:	**(50,808.49)**	
					Ending Balance 4025 - Reserve Assessments - Reserves:		**(203,233.96)**
4240 - Move-In & Out Fees - Operating						**Opening Balance:**	**(300.00)**
04/16/2025	280093	C3 AR Adjustment - Estoppel Fee		Adjust Account 1171585	Estoppel Fee	(100.00)	
04/17/2025	280737	C3 AR Adjustment - Estoppel Fee		Adjust Account 1171404	Estoppel Fee	(100.00)	
04/29/2025	285691	C3 AR Adjustment - Estoppel Fee		Adjust Account 1011616	Estoppel Fee	(100.00)	
					Total April, 2025:	**(300.00)**	
					Ending Balance 4240 - Move-In & Out Fees - Operating:		**(600.00)**
4260 - Resale Processing Fees - Operating						**Opening Balance:**	**(850.00)**
				No Activity this period		0.00	
						0.00	
					Ending Balance 4260 - Resale Processing Fees - Operating:		**(850.00)**
4590 - Prior Year Surplus - Operating						**Opening Balance:**	**(14,065.74)**
04/01/2025	278561	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0325613	4,688.58	
04/04/2025	274700	AP Marriott Business Services		Prior Year Assessment/Credit		(4,688.58)	
	284931	AP Marriott Business Services		Prior year Assessment/Credit		(4,688.58)	
					Total April, 2025:	**(4,688.58)**	
					Ending Balance 4590 - Prior Year Surplus - Operating:		**(18,754.32)**
4825 - Misc. Income - Operating						**Opening Balance:**	**(688.80)**
04/01/2025	278561	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0325613	229.60	
04/04/2025	274700	AP Marriott Business Services		Avendra/P-card Rebate		(229.60)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Income							
4825 - Misc. Income - Operating						**Balance From Previous Page:**	**(688.80)**
04/04/2025	284931	AP Marriott Business Services		Avendra/P-Card Rebate		(229.60)	
					Total April, 2025:	**(229.60)**	
						Ending Balance 4825 - Misc. Income - Operating:	**(918.40)**
4900 - Interest Revenue - Operations - Operating						**Opening Balance:**	**(412.71)**
04/30/2025	290010	JE BU 0115 activity		Interest Credit	4/30/2025	(7.46)	
				Interest Credit ICS	4/30/2025	(120.68)	
	290011	JE BU WIRE 0174 activity		Interest Credit	4/30/2025	(0.35)	
					Total April, 2025:	**(128.49)**	
						Ending Balance 4900 - Interest Revenue - Operations - Operating:	**(541.20)**
4910 - Reserve Assessment - Interest Inc. - Reserves						**Opening Balance:**	**(2,999.73)**
04/30/2025	290013	JE BU RES 0166 activity		Interest Credit	4/30/2025	(137.31)	
					Total April, 2025:	**(137.31)**	
						Ending Balance 4910 - Reserve Assessment - Interest Inc. - Reserves:	**(3,137.04)**
Expenses							
5020 - Shared - Op Supplies - Operating						**Opening Balance:**	**20,944.80**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(6,981.60)	
04/04/2025	274700	AP Marriott Business Services		Operating Supplies		6,981.60	
	284931	AP Marriott Business Services		Operating supplies		6,981.60	
					Total April, 2025:	**6,981.60**	
						Ending Balance 5020 - Shared - Op Supplies - Operating:	**27,926.40**
5055 - Master Assoc Fees - Operating						**Opening Balance:**	**32,400.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(10,800.00)	
04/04/2025	274700	AP Marriott Business Services		GB Master Assoc		10,800.00	
	284931	AP Marriott Business Services		GB Master Assoc		10,800.00	
					Total April, 2025:	**10,800.00**	
						Ending Balance 5055 - Master Assoc Fees - Operating:	**43,200.00**
5090 - Office Supplies - Operating						**Opening Balance:**	**297.54**
04/01/2025	270777	AP The Ritz-Carlton Key Biscayne		Blinders / Office supplies		51.12	
				Office supplies/candy		32.07	
				Mail Out/Fed Ex		121.34	
				Office supplies/candy		93.01	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5090 - Office Supplies - Operating					**Balance From Previous Page:**		**595.08**
04/01/2025	276509	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(32.07)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(93.01)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(121.34)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(51.12)	
04/22/2025	284932	AP The Ritz-Carlton Key Biscayne		AT&T Conference call expense		200.00	
				stamps for the office		73.00	
					Total April, 2025:	**273.00**	
					Ending Balance 5090 - Office Supplies - Operating:		**570.54**
5150 - Contingency - Operating					**Opening Balance:**		**1,095.47**
04/01/2025	270777	AP The Ritz-Carlton Key Biscayne		Office coffee supplies		21.00	
				Kitchen towels		56.42	
				Kitchen towels		85.58	
				Hollman Fed exed Ballot		49.95	
				Rose petal TD		13.90	
				Amenity		8.56	
	276509	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(13.90)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(56.42)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(49.95)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(21.00)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(8.56)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(85.58)	
04/22/2025	284932	AP The Ritz-Carlton Key Biscayne		Easter candles for the kids amenities		39.74	
				newsletter design		100.00	
				Office Supplies/Reno		40.73	
				office candy		26.73	
				Batteries for label maker		16.48	
					Total April, 2025:	**223.68**	
					Ending Balance 5150 - Contingency - Operating:		**1,319.15**
5196 - Miscellaneous Admin Expenses - Operating					**Opening Balance:**		**80.00**
04/01/2025	270777	AP The Ritz-Carlton Key Biscayne		Website Maint		40.00	
				Websit maint		40.00	
	276509	RV Accrue Expenses		Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(40.00)	
				Accrue The Ritz-Carlton Key Biscayne	NOI0325613	(40.00)	
04/22/2025	284932	AP The Ritz-Carlton Key Biscayne		Website maint		20.00	
					Total April, 2025:	**20.00**	
					Ending Balance 5196 - Miscellaneous Admin Expenses - Operating:		**100.00**

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5301 - S&W - Admin - Operating						**Opening Balance:**	**69,318.50**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(23,106.16)	
04/04/2025	274700	AP Marriott Business Services		S&W Admin/Res Office		23,106.16	
	284931	AP Marriott Business Services		S&W Admin/Res Office		23,106.17	
					Total April, 2025:	**23,106.17**	
					Ending Balance 5301 - S&W - Admin - Operating:		**92,424.67**
5310 - Shared Services -Administrative - Operating						**Opening Balance:**	**8,990.01**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(2,996.67)	
04/04/2025	274700	AP Marriott Business Services		Manager's & Asst		2,996.67	
	284931	AP Marriott Business Services		manager's & asst		2,996.67	
					Total April, 2025:	**2,996.67**	
					Ending Balance 5310 - Shared Services -Administrative - Operating:		**11,986.68**
5311 - SharedServ- Security - Operating						**Opening Balance:**	**17,008.26**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(5,669.42)	
04/04/2025	274700	AP Marriott Business Services		Security Officer		5,669.42	
	284931	AP Marriott Business Services		Security Officer		5,669.42	
					Total April, 2025:	**5,669.42**	
					Ending Balance 5311 - SharedServ- Security - Operating:		**22,677.68**
5312 - SharedServ- Engineer - Operating						**Opening Balance:**	**62,427.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(20,809.00)	
04/04/2025	274700	AP Marriott Business Services		Engineers		20,809.00	
	284931	AP Marriott Business Services		Engineers		20,809.00	
					Total April, 2025:	**20,809.00**	
					Ending Balance 5312 - SharedServ- Engineer - Operating:		**83,236.00**
5316 - SharedServ- Pool - Operating						**Opening Balance:**	**15,278.40**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(5,092.80)	
04/04/2025	274700	AP Marriott Business Services		Pool Attendant		5,092.80	
	284931	AP Marriott Business Services		Pool Attendant		5,092.80	
					Total April, 2025:	**5,092.80**	
					Ending Balance 5316 - SharedServ- Pool - Operating:		**20,371.20**
5320 - SharedServ- PTEB - Operating						**Opening Balance:**	**81,227.82**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(27,075.94)	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5320 - SharedServ- PTEB - Operating					**Balance From Previous Page:**		**54,151.88**
04/04/2025	274700	AP Marriott Business Services		Payroll Taxes & benefits		27,075.94	
	284931	AP Marriott Business Services		payroll Taxes & benefits		27,075.94	
					Total April, 2025:	**27,075.94**	
					Ending Balance 5320 - SharedServ- PTEB - Operating:		**108,303.76**
5323 - Concierge Payroll - Operating					**Opening Balance:**		**41,826.60**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(13,942.20)	
04/04/2025	274700	AP Marriott Business Services		Rooms/FOH		13,942.20	
	284931	AP Marriott Business Services		Rooms/FOH		13,942.20	
					Total April, 2025:	**13,942.20**	
					Ending Balance 5323 - Concierge Payroll - Operating:		**55,768.80**
5400 - Insurance Premiums - Operating					**Opening Balance:**		**183,888.75**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(61,296.25)	
04/04/2025	274700	AP Marriott Business Services		Insurance - Casualty		61,296.25	
	284931	AP Marriott Business Services		Insurance-Casualty		61,296.24	
					Total April, 2025:	**61,296.24**	
					Ending Balance 5400 - Insurance Premiums - Operating:		**245,184.99**
5402 - Insurance D&O - Operating					**Opening Balance:**		**12,457.59**
04/30/2025	284451	JE Monthly insurance amortization		Umbrella - Insureon	07/01/24-07/01/25	1,099.79	
				Crime - The Hanover Group	07/01/24-07/01/25	103.10	
				Nonprofit Entity Group	07/01/24-07/01/25	147.63	
				GL Insurance - Insureon	07/01/24-07/01/25	2,802.01	
					Total April, 2025:	**4,152.53**	
					Ending Balance 5402 - Insurance D&O - Operating:		**16,610.12**
5405 - PTEB - Operating					**Opening Balance:**		**0.00**
04/04/2025	284931	AP Marriott Business Services		TRASH REMOVAL		4,044.00	
04/30/2025	285236	JE Reclass		Trash Removal	5405 to 5408	(4,044.00)	
					Total April, 2025:	**0.00**	
					Ending Balance 5405 - PTEB - Operating:		**0.00**
5408 - Rubbish Removal - Operating					**Opening Balance:**		**12,132.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(4,044.00)	
04/04/2025	274700	AP Marriott Business Services		Trash Removal		4,044.00	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
5408 - Rubbish Removal - Operating						**Balance From Previous Page:**	**12,132.00**
04/30/2025	285236	JE Reclass		Trash Removal	5405 to 5408	4,044.00	
					Total April, 2025:	**4,044.00**	
						Ending Balance 5408 - Rubbish Removal - Operating:	**16,176.00**
6000 - Electricity - Operating						**Opening Balance:**	**68,534.01**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(22,844.67)	
04/04/2025	274700	AP Marriott Business Services		Electrical		22,844.67	
	284931	AP Marriott Business Services		Electrical		22,844.67	
					Total April, 2025:	**22,844.67**	
						Ending Balance 6000 - Electricity - Operating:	**91,378.68**
6005 - Gas Service - Operating						**Opening Balance:**	**11,756.40**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(3,918.80)	
04/04/2025	274700	AP Marriott Business Services		Gas		3,918.80	
	284931	AP Marriott Business Services		Gas		3,918.80	
					Total April, 2025:	**3,918.80**	
						Ending Balance 6005 - Gas Service - Operating:	**15,675.20**
6025 - Water & Sewer - Operating						**Opening Balance:**	**40,830.24**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(13,610.08)	
04/04/2025	274700	AP Marriott Business Services		Water & Sewer		13,610.08	
	284931	AP Marriott Business Services		Water & sewer		13,610.08	
					Total April, 2025:	**13,610.08**	
						Ending Balance 6025 - Water & Sewer - Operating:	**54,440.32**
6040 - Bundled Telecom Services - Operating						**Opening Balance:**	**10,110.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(3,370.00)	
04/04/2025	274700	AP Marriott Business Services		Telephone Expenses-Condo		3,370.00	
	284931	AP Marriott Business Services		Telephone expense-Condo		3,370.00	
					Total April, 2025:	**3,370.00**	
						Ending Balance 6040 - Bundled Telecom Services - Operating:	**13,480.00**
6045 - Cable Service - Operating						**Opening Balance:**	**8,896.80**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(2,965.60)	
04/04/2025	274700	AP Marriott Business Services		TV/Cable System		2,965.60	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6045 - Cable Service - Operating						**Balance From Previous Page:**	**8,896.80**
04/04/2025	284931	AP Marriott Business Services		TV/Cable System		2,965.60	
					Total April, 2025:	**2,965.60**	
					Ending Balance 6045 - Cable Service - Operating:		**11,862.40**
6300 - Licenses & Fees - Operating						**Opening Balance:**	**752.00**
				No Activity this period		0.00	
						0.00	
					Ending Balance 6300 - Licenses & Fees - Operating:		**752.00**
6416 - Health Club/Amenities Expense - Operating						**Opening Balance:**	**15,000.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(5,000.00)	
04/04/2025	274700	AP Marriott Business Services		Spa		5,000.00	
	284931	AP Marriott Business Services		Spa		5,000.00	
					Total April, 2025:	**5,000.00**	
					Ending Balance 6416 - Health Club/Amenities Expense - Operating:		**20,000.00**
6420 - Uniforms - Operating						**Opening Balance:**	**10,646.40**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(3,548.80)	
04/04/2025	274700	AP Marriott Business Services		Uniforms		3,548.80	
	284931	AP Marriott Business Services		Uniforms		3,548.80	
					Total April, 2025:	**3,548.80**	
					Ending Balance 6420 - Uniforms - Operating:		**14,195.20**
6424 - Misc Usage Charges -Tennis - Operating						**Opening Balance:**	**10,800.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(3,600.00)	
04/04/2025	274700	AP Marriott Business Services		Tennis		3,600.00	
	284931	AP Marriott Business Services		Tennis		3,600.00	
					Total April, 2025:	**3,600.00**	
					Ending Balance 6424 - Misc Usage Charges -Tennis - Operating:		**14,400.00**
6426 - Plant Maintenance - Operating						**Opening Balance:**	**5,742.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(1,914.00)	
04/04/2025	274700	AP Marriott Business Services		decorations		1,914.00	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
6426 - Plant Maintenance - Operating						**Balance From Previous Page:**	**5,742.00**
04/04/2025	284931	AP Marriott Business Services		Decorations		1,914.00	
					Total April, 2025:	**1,914.00**	
						Ending Balance 6426 - Plant Maintenance - Operating:	**7,656.00**
6432 - Janitor & Cleaning Contract - Operating						**Opening Balance:**	**17,664.60**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(5,888.20)	
04/04/2025	274700	AP Marriott Business Services		Contract Cleaning		5,888.20	
	284931	AP Marriott Business Services		Contract Cleaning		5,888.20	
					Total April, 2025:	**5,888.20**	
						Ending Balance 6432 - Janitor & Cleaning Contract - Operating:	**23,552.80**
6442 - Landscaping/Grounds - Operating						**Opening Balance:**	**37,245.00**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(12,415.00)	
04/04/2025	274700	AP Marriott Business Services		Landscaping		12,415.00	
	284931	AP Marriott Business Services		Landscaping		12,415.00	
					Total April, 2025:	**12,415.00**	
						Ending Balance 6442 - Landscaping/Grounds - Operating:	**49,660.00**
6530 - General Maintenance Shared - Operating						**Opening Balance:**	**121,162.80**
04/01/2025	276509	RV Accrue Expenses		Accrue Marriott Business Services	73R59038164	(40,387.60)	
04/04/2025	274700	AP Marriott Business Services		General R&M		40,387.60	
	284931	AP Marriott Business Services		general R&M		40,387.60	
					Total April, 2025:	**40,387.60**	
						Ending Balance 6530 - General Maintenance Shared - Operating:	**161,550.40**
7000 - Audit Fees - Operating						**Opening Balance:**	**9,880.00**
04/16/2025	282527	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		780.00	
04/22/2025	283206	AP WITHUMSMITH+BROWN, PC		*VOID* WITHUMSMITH+BROWN, PC	Void Check: 3000034	(5,408.00)	
04/24/2025	283988	AP WITHUMSMITH+BROWN, PC		AUDIT FEES		5,408.00	
					Total April, 2025:	**780.00**	
						Ending Balance 7000 - Audit Fees - Operating:	**10,660.00**
7001 - Accounting Fees - Operating						**Opening Balance:**	**6,828.00**
04/01/2025	276509	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450115175	(2,276.00)	
04/03/2025	279721	AP The Ritz-Carlton Hotel Company, LLC		Financial Services	8450115175	2,276.00	

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
7001 - Accounting Fees - Operating						**Balance From Previous Page:**	**6,828.00**
04/30/2025	294023	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	2,276.00	
					Total April, 2025:	**2,276.00**	
						Ending Balance 7001 - Accounting Fees - Operating:	**9,104.00**
7010 - Professional Development - Operating						**Opening Balance:**	**(1,600.00)**
04/30/2025	294023	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	103.40	
					Total April, 2025:	**103.40**	
						Ending Balance 7010 - Professional Development - Operating:	**(1,496.60)**
7020 - Legal Fees - Operating						**Opening Balance:**	**10,845.00**
04/10/2025	279719	AP The Ritz-Carlton Key Biscayne		Legal Fees		2,659.60	
04/22/2025	284933	AP Haber Law, LLP		Legal Fees		2,508.75	
					Total April, 2025:	**5,168.35**	
						Ending Balance 7020 - Legal Fees - Operating:	**16,013.35**
7040 - Management Fees - Operating						**Opening Balance:**	**35,790.00**
04/03/2025	279720	AP The Ritz-Carlton Hotel Company, LLC		Management fee 04/25	8450115279	11,930.00	
					Total April, 2025:	**11,930.00**	
						Ending Balance 7040 - Management Fees - Operating:	**47,720.00**
8902 - Programs & Services Bundle - Operating						**Opening Balance:**	**11,947.85**
04/01/2025	276509	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450115175	(268.18)	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	(454.00)	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	(103.40)	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	(980.00)	
				Accrue The Ritz-Carlton Hotel Company, L	8450115175	(3,346.29)	
04/03/2025	279721	AP The Ritz-Carlton Hotel Company, LLC		Training Services	8450115175	103.40	
				Residential Services	8450115175	3,346.29	
				Above Property Shared Services	8450115175	268.18	
				on-site technology & tech serv	8450115175	980.00	
				Third party Services	8450115175	454.00	
04/30/2025	294023	RV Accrue Expenses		Accrue The Ritz-Carlton Hotel Company, L	8450116086	(74.11)	
				Accrue The Ritz-Carlton Hotel Company, L	8450116086	3,346.29	
					Total April, 2025:	**3,272.18**	
						Ending Balance 8902 - Programs & Services Bundle - Operating:	**15,220.03**

General Ledger Report

G.B. Resort Condominium Key Biscayne

From April 01, 2025 To April 30, 2025

Date	Batch	Source	Project	Description	Reference	Amount	
Expenses							
9105 - Reserve Expense - Reserves						**Opening Balance:**	**1,650,000.00**
				No Activity this period		0.00	
						0.00	
						Ending Balance 9105 - Reserve Expense - Reserves:	**1,650,000.00**
						General Ledger Balance:	**0.00**

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

Account: 1000 -- BU OPER #0115 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	**36,685.55**
Plus deposits and outstanding debits:					
286873	04/30/2025	001 Items on Deposit Slip	Cash Receipts	874.64	
			Total deposits and outstanding debits:	874.64	37,560.19
Less outstanding checks:					
282529	04/21/2025	WITHUMSMITH+BROWN, PC	Check No 03000041	(780.00)	
290010	04/30/2025	March Sweep	4/30/2025	(120.68)	
			Total outstanding checks:	(900.68)	36,659.51
				Ending balance General Ledger:	**36,659.51**
				Difference:	**0.00**

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

Account: 1001 -- BU OPER WIRE #0174 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	**0.35**
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
			Total deposits and outstanding debits:	0.00	0.35
Less outstanding checks:					
		No outstanding checks.		0.00	
			Total outstanding checks:	0.00	0.35
				Ending balance General Ledger:	**0.35**
				Difference:	**0.00**

Bank Reconciliation

G.B. Resort Condominium Key Biscayne

Account: 1325 -- BU RSRV #0166 -- Reserves

Batch	Date	Comment	Reference	Amount	Balance
				Balance per Bank:	**245,800.52**
Plus deposits and outstanding debits:					
		No outstanding deposits.		0.00	
			Total deposits and outstanding debits:	0.00	245,800.52
Less outstanding checks:					
		No outstanding checks.		0.00	
			Total outstanding checks:	0.00	245,800.52
				Ending balance General Ledger:	**245,800.52**
				Difference:	**0.00**

BankUnited

P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025

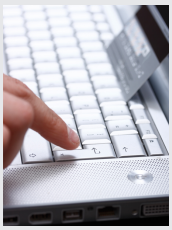
Account Number: ********0115

>001862 3573796 0001 008229 10Z

G.B. RESORT CONDOMINIUM HOTEL
SSOCIATION, INC
NOW OPERATING
1225 ALMA ROAD STE 100
RICHARDSON TX 75081

Customer Service Information

Client Care:	877-779-BANK (2265)
Web Site:	www.bankunited.com
Bank Address:	BankUnited P.O. Box 521599 Miami, FL 33152-1599



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

CP IB BUSINESS CHECKING Account ********0115

Account Summary

Statement Balance as of 03/31/2025			$200,959.66
Plus	28	Deposits and Other Credits	$876,194.56
Less	25	Withdrawals, Checks, and Other Debits	$1,040,596.81
Less		Service Charge	$0.00
Plus		Interest Paid	$7.46
Statement Balance as of 04/30/2025			$36,564.87

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	$7.46
Interest Paid Year to Date	$27.63
Interest Paid Prior Year 2024	$432.42
Interest Withheld Prior Year 2024	$0.00

Activity By Date

Date	*Description*		*Withdrawals*	*Deposits*	*Balance*
04/01/2025	GBResort	VendorPymt	$45.00		$200,914.66

Statement Date: April 30, 2025
Account Number: ********0115

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	MARASSO08			
04/01/2025	SWEEP TO DDA 009856361429	$914.66		$200,000.00
04/02/2025	ICL Remote Client De		$1,255.39	$201,255.39
04/02/2025	SWEEP TO DDA 009856361429	$225.00		$201,030.39
04/03/2025	ICL Remote Client De		$1,255.39	$202,285.78
04/03/2025	SWEEP TO DDA 009856361429	$1,255.39		$201,030.39
04/04/2025	ATGPay Online Pa ATGPay Onl ST-P0A5Y2K0Q7V2 G B RESORT CONDOMINIUM		$1,473.63	$202,504.02
04/04/2025	RDC Deposit		$3,972.90	$206,476.92
04/04/2025	GBResort VendorPymt MARASSO08	$612.95		$205,863.97
04/04/2025	SWEEP TO DDA 009856361429	$2,116.07		$203,747.90
04/07/2025	GBResort ACH MARASSO08		$276,538.38	$480,286.28
04/07/2025	SWEEP TO DDA 009856361429	$280,286.28		$200,000.00
04/08/2025	ICL Remote Client De		$4,735.98	$204,735.98
04/08/2025	ATGPay Online Pa ATGPay Onl ST-X2W2U6B5V3P2 G B RESORT CONDOMINIUM		$12,077.52	$216,813.50
04/08/2025	SWEEP TO DDA 009856361429	$12,302.52		$204,510.98
04/09/2025	ICL Remote Client De		$2,768.45	$207,279.43
04/09/2025	ATGPay Online Pa ATGPay Onl ST-D2W7E5Z3Y8M7 G B RESORT CONDOMINIUM		$2,456.84	$209,736.27
04/09/2025	SWEEP TO DDA 009856361429	$7,192.82		$202,543.45
04/10/2025	ATGPay Online Pa ATGPay Onl ST-H4S9D4H8V6C0 G B RESORT CONDOMINIUM		$1,000.00	$203,543.45
04/10/2025	GBResort VendorPymt MARASSO08	$296,358.61		$-92,815.16
04/10/2025	ACH CHARGEBACK RETURN RETIRE	$2,768.45		$-95,583.61
04/10/2025	TRANSFER FROM DDA 9856361429		$295,583.61	$200,000.00
04/11/2025	ICL Remote Client De		$1,255.39	$201,255.39
04/11/2025	ATGPay Online Pa ATGPay Onl ST-Q0Q4G7U2P8A5 G B RESORT CONDOMINIUM		$1,507.06	$202,762.45
04/11/2025	SWEEP TO DDA 009856361429	$1,732.06		$201,030.39
04/14/2025	GBResort VendorPymt	$50,808.42		$150,221.97

BankUnited
P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025
Account Number: ********0115

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	MARASSO08			
04/14/2025	TRANSFER FROM DDA 9856361429		$49,778.03	$200,000.00
04/16/2025	ICL Remote Client De		$5,249.26	$205,249.26
04/16/2025	ATGPay Online Pa ATGPay Onl ST-Y3M4T4C3K5N0 G B RESORT CONDOMINIUM		$5,279.23	$210,528.49
04/16/2025	GBResort VendorPymt MARASSO08	$2,659.60		$207,868.89
04/16/2025	SWEEP TO DDA 009856361429	$2,844.63		$205,024.26
04/17/2025	OUTGOING DOM WIRE: THE RITZ-CA RLTON HOTELCOMP LL C73D5900064	$19,357.87		$185,666.39
04/17/2025	TRANSFER FROM DDA 9856361429		$14,333.61	$200,000.00
04/18/2025	ATGPay Online Pa ATGPay Onl ST-W7Q8X2C5U9Q7 G B RESORT CONDOMINIUM		$4,233.55	$204,233.55
04/18/2025	SWEEP TO DDA 009856361429	$4,233.55		$200,000.00
04/21/2025	ICL Remote Client De		$2,416.97	$202,416.97
04/21/2025	SWEEP TO DDA 009856361429	$225.00		$202,191.97
04/22/2025	ICL Remote Client De		$5,150.71	$207,342.68
04/22/2025	RDC Deposit		$300.00	$207,642.68
04/22/2025	RDC Deposit		$41,998.21	$249,640.89
04/22/2025	AVIDPAY SERVICE AVIDPAY CK1000054 G.B. Resort Condominiu	$1,261.39		$248,379.50
04/22/2025	SWEEP TO DDA 009856361429	$1,155.58		$247,223.92
04/23/2025	ICL Remote Client De		$1,195.46	$248,419.38
04/23/2025	SWEEP TO DDA 009856361429	$47,448.92		$200,970.46
04/24/2025	GBResort VendorPymt MARASSO08	$5,408.00		$195,562.46
04/24/2025	TRANSFER FROM DDA 9856361429		$4,437.54	$200,000.00
04/28/2025	RDC Deposit		$1,177.55	$201,177.55
04/28/2025	AVIDPAY SERVICE AVIDPAY CK1000055 G.B. Resort Condominiu	$2,508.75		$198,668.80
04/28/2025	GBResort VendorPymt MARASSO08	$516.68		$198,152.12
04/28/2025	GBResort VendorPymt MARASSO08	$296,358.61		$-98,206.49
04/28/2025	TRANSFER FROM DDA 9856361429		$104,893.77	$6,687.28
04/30/2025	WEB TFR FR 009856200174		$29,749.45	$36,436.73

Statement Date: April 30, 2025
Account Number: ********0115

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	151532005132			
	WEB RF#151532005132			
04/30/2025	TRANSFER FROM DDA 9856361429		$120.68	$36,557.41
04/30/2025	Interest Paid		$7.46	$36,564.87

Rates By Date

Date	Rate
04/01	0.05%

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
03/31	$200,959.66	04/08	$204,510.98	04/16	$205,024.26	04/24	$200,000.00
04/01	$200,000.00	04/09	$202,543.45	04/17	$200,000.00	04/28	$6,687.28
04/02	$201,030.39	04/10	$200,000.00	04/21	$202,191.97	04/30	$36,564.87
04/04	$203,747.90	04/11	$201,030.39	04/22	$247,223.92		
04/07	$200,000.00	04/14	$200,000.00	04/23	$200,970.46		

Other Balances

Minimum Balance this Statement Period	$6,687.28

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BankUnited
P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025
Account Number: ********0115

If your account does not balance please check the following carefully:
Have you entered the amount of each check in your checkbook register?
Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?
Have you checked all additions and subtractions in your checkbook register?
Have you carried the correct balance forward when starting a new page in your checkbook register?

IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
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BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

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2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of $2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.

EQUAL HOUSING LENDER

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BankUnited
P.O. Box 521599
Miami, FL 33152-1599

RETURN SERVICE REQUESTED

G.B. Resort Condominium Hotel Associatio
1225 ALMA ROAD SUITE 100
RICHARDSON, TX 750810000

Contact Us
(305) 818-8325

Account
G.B. Resort Condominium Hotel Associatio

Date
04/30/2025

Page
1 of 2

IntraFi Cash Service℠, or ICS®, Monthly Statement

The following information is a summary of activity in your account(s) for the month of April 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*********115	Savings	1.25%	$149.99	$120.68
TOTAL			**$149.99**	**$120.68**

IntraFi and ICS are registered service marks, and IntraFi Cash Service is a service mark, of IntraFi Network LLC.

Member FDIC

DETAILED ACCOUNT OVERVIEW

Account ID: **********115
Account Title: G.B. Resort Condominium Hotel Associatio

Account Summary - Savings

Statement Period	4/1-4/30/2025	Average Daily Balance	$117,429.52
Previous Period Ending Balance	$149.99	Interest Rate at End of Statement Period	1.25%
Total Program Deposits	468,876.57	Annual Percentage Yield Earned	1.26%
Total Program Withdrawals	(469,026.56)	YTD Interest Paid	513.11
Interest Capitalized	120.68		
Current Period Ending Balance	**$120.68**		

Account Transaction Detail

Date	Activity Type	Amount	Balance
04/01/2025	Deposit	$106,944.09	$107,094.08
04/02/2025	Deposit	914.66	108,008.74
04/03/2025	Deposit	225.00	108,233.74
04/04/2025	Deposit	1,255.39	109,489.13
04/07/2025	Deposit	2,116.07	111,605.20
04/08/2025	Deposit	280,286.28	391,891.48
04/09/2025	Deposit	12,302.52	404,194.00
04/10/2025	Deposit	7,192.82	411,386.82
04/11/2025	Withdrawal	(295,583.61)	115,803.21
04/14/2025	Deposit	1,732.06	117,535.27
04/15/2025	Withdrawal	(49,778.03)	67,757.24
04/17/2025	Deposit	2,844.63	70,601.87
04/18/2025	Withdrawal	(14,333.61)	56,268.26
04/21/2025	Deposit	4,233.55	60,501.81
04/22/2025	Deposit	225.00	60,726.81
04/23/2025	Deposit	1,155.58	61,882.39
04/24/2025	Deposit	47,448.92	109,331.31
04/25/2025	Withdrawal	(4,437.54)	104,893.77
04/29/2025	Withdrawal	(104,893.77)	0.00
04/30/2025	Interest Capitalization	120.68	120.68

Summary of Balances as of April 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
EagleBank	Silver Spring, MD	34742	$40.37
First Merchants Bank	Muncie, IN	4365	30.94
U.S. Bank National Association	Cincinnati, OH	6548	49.37

IntraFi and ICS are registered service marks, and IntraFi Cash Service is a service mark, of IntraFi Network LLC.

Member FDIC

BankUnited

P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025

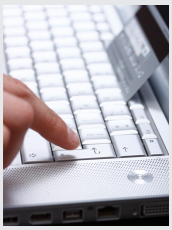
Account Number: ********0174

>003561 3573793 0001 008229 10Z

G.B. RESORT CONDOMINIUM HOTEL
ASSOCIATION, INC
OPERATING - WIRES
1225 ALMA ROAD STE 100
RICHARDSON TX 75081

Customer Service Information

Client Care:	877-779-BANK (2265)
Web Site:	www.bankunited.com
Bank Address:	BankUnited P.O. Box 521599 Miami, FL 33152-1599



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

CP IB BUSINESS CHECKING Account ********0174

Account Summary

Statement Balance as of 03/31/2025			$0.00
Plus	2	Deposits and Other Credits	$29,749.45
Less	1	Withdrawals, Checks, and Other Debits	$29,749.45
Less		Service Charge	$0.00
Plus		Interest Paid	$0.35
Statement Balance as of 04/30/2025			$0.35

Interest Summary

Beginning Interest Rate	0.05%
Interest Paid this Statement Period	$0.35
Interest Paid Year to Date	$0.46
Interest Paid Prior Year 2024	$2.88
Interest Withheld Prior Year 2024	$0.00

Activity By Date

Date	*Description*	*Withdrawals*	*Deposits*	*Balance*
04/17/2025	INCOMING INTL WIRE: SPICE ISLA		$8,047.68	$8,047.68

Statement Date: April 30, 2025
Account Number: ********0174

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	ND INN LIMITED IB WTRF 1771857 5 UNIT 878 AND UNIT 880 - JANE			
04/23/2025	INCOMING INTL WIRE: SPICE ISLA ND INN LIMITED IB WTRF 1773797 6 PUBLIC ASSESSMENT FOR CONDO		$21,701.77	$29,749.45
04/30/2025	WEB TFR TO 009856200115 WEB RF#151532005132	$29,749.45		$0.00
04/30/2025	Interest Paid		$0.35	$0.35

Rates By Date

Date	Rate
04/01	0.05%

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
03/31	$0.00	04/17	$8,047.68	04/23	$29,749.45	04/30	$0.35

Other Balances

Minimum Balance this Statement Period	$0.00

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BankUnited
P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025
Account Number: ********0174

If your account does not balance please check the following carefully:
Have you entered the amount of each check in your checkbook register?
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For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of $2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.

EQUAL HOUSING LENDER

Member FDIC

BankUnited, N.A.

BankUnited

We appreciate your business.

BankUnited

P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025

Account Number: ********0166

Customer Service Information

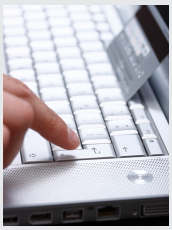
Client Care: 877-779-BANK (2265)

Web Site: www.bankunited.com

Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599

>001130 3573790 0001 008229 10Z

G.B. RESORT CONDOMINIUM HOTEL
ASSOCIATION, INC
RESERVE ACCOUNT
1225 ALMA ROAD STE 100
RICHARDSON TX 75081



Customer Message Center

Please reference Statement Message section for important information regarding new business fees, effective March 1, 2025.

CP NATL HOA & PROPERTY MGMT Account ********0166

Account Summary

Statement Balance as of 03/31/2025			$194,854.79
Plus	1	Deposits and Other Credits	$50,808.42
Less	0	Withdrawals, Checks, and Other Debits	$0.00
Less		Service Charge	$0.00
Plus		Interest Paid	$137.31
Statement Balance as of 04/30/2025			$245,800.52

Interest Summary

Beginning Interest Rate	0.75%
Interest Paid this Statement Period	$137.31
Interest Paid Year to Date	$3,137.04
Interest Paid Prior Year 2024	$10,928.77
Interest Withheld Prior Year 2024	$0.00

Activity By Date

Date	*Description*		*Withdrawals*	*Deposits*	*Balance*
04/14/2025	GBResort	VendorPymt		$50,808.42	$245,663.21

Statement Date: April 30, 2025
Account Number: ********0166

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	9856200166			
	GBResortBURES0166			
04/30/2025	Interest Paid		$137.31	$245,800.52

Rates By Date

Date	Rate
04/01	0.75%

Balances by Date

Date	Balance	Date	Balance	Date	Balance
03/31	$194,854.79	04/14	$245,663.21	04/30	$245,800.52

Other Balances

Minimum Balance this Statement Period	$194,854.79

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BankUnited
P.O. Box 521599 Miami, FL 33152-1599

Statement Date: April 30, 2025
Account Number: ********0166

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EQUAL HOUSING LENDER

Member FDIC

BankUnited, N.A.

BankUnited

We appreciate your business.

51- GB Resort
Bad Debt Analysis- GL 1525
4/30/2025

Building	Unit	Resident	Status	First Name	Last Name	Charge Date	Charge Code	Charge Balance
(No Delinquent Units)								

Totals	$0.00
Per GL	0.00
Diff	$ 0.00

51- GB Resort
Prepaid Insurance - GL 1600
4/30/2025
SUMMARY OF INSURANCE POLICIES

Type of Coverage	**Umbrella**	**Crime**	**NonProfit entity**	**GL**	Total
Effective Dates of Policies:	7/1/24 - 6/30/24	7/1/24 - 6/30/24	7/1/24 - 6/30/24	7/1/24 - 6/30/24	
Premium	$ 13,197.45	$ 1,237.25	$ 1,771.54	$ 33,624.15	$ 49,830.39
Finance Charges					
	$ 13,197.45	$ 1,237.25	$ 1,771.54	$ 33,624.15	$ 13,197.45

Month					Total Monthly Expense	Prepaid Balance
Dec-24						**$ 24,915.21**
Jan-25	$ 1,099.79	$ 103.10	$ 147.63	$ 2,802.01	**$ 4,152.53**	$ 20,762.68
Feb-25	$ 1,099.79	$ 103.10	$ 147.63	$ 2,802.01	**$ 4,152.53**	$ 16,610.15
Mar-25	$ 1,099.79	$ 103.10	$ 147.63	$ 2,802.01	**$ 4,152.53**	$ 12,457.61
Apr-25	**$ 1,099.79**	**$ 103.10**	**$ 147.63**	**$ 2,802.01**	**$ 4,152.53**	**$ 8,305.08**
May-25					**$ -**	$ 8,305.08
Jun-25					**$ -**	$ 8,305.08
Jul-25					**$ -**	$ 8,305.08
Aug-25					**$ -**	$ 8,305.08
Sep-25					**$ -**	$ 8,305.08
Oct-25					**$ -**	$ 8,305.08
Nov-25					**$ -**	$ 8,305.08
Dec-25					**$ -**	$ 8,305.08
	$ 4,399.15	$ 412.42	$ 590.51	$ 11,208.05	$ 16,610.13	
Balance amortized last year					$ (3,412.68)	

51- GB Resort
Prepaid expense- GL 1640
4/30/2025

Description	Date	Transaction	Ending Balance

Totals		
Per GL	$	-
Diff (due to rounding)	$	-

51- GB Resort
Accrued Expenses- GL 2395
4/30/2025

Vendor Name	GL Account #	Reference #	Balance 4/30/2025
The Ritz-Carlton Hotel Company, LLC	7001	8450116086	$ 2,276.00
The Ritz-Carlton Hotel Company, LLC	8902	8450116086	$ (74.11)
The Ritz-Carlton Hotel Company, LLC	7010	8450116086	$ 103.40
The Ritz-Carlton Hotel Company, LLC	8902	8450116086	$ 3,346.29
		Total	$ 5,651.58
		Per GL	$ 5,651.58
		Difference	$ -

51- GB Resort
Other Current Liabilities- GL 2495
4/30/2025

Description	Date	Transaction	Ending Balance
2025 Opening Balance	1/1/2025		$ 1,355.91

Totals	$	1,355.91
Per GL	$	1,355.91
Diff (due to rounding)	$	-

51- GB Resort
Reserve Allocation
4/30/2025

Component	GL	Beg. Balance 1/1/2024	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Cumulative Ending Balance
Deferred Revenue- Reserves	GL 2598	$ 1,263,873.78													$ 1,263,873.78
Retained Earnings- RSV	GL 3194	$ 273,130.75													$ 273,130.75
Reserve Income	GL 4025	$ -	$ 50,808.49	$ 101,616.84	$ 152,425.26	$ 50,808.42									$ 355,659.01
Expenses	GL 9105	$ -			$ (1,650,000.00)										$ (1,650,000.00)
Interest	GL 4910	$ -	$ 985.53	$ 931.24	$ 1,082.96	$ 137.31									$ 3,137.04
Balance per Month		$ 1,537,004.53	$ 51,794.02	$ 102,548.08	$ (1,496,491.78)	$ 50,945.73	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 245,800.58
Cummulative Balance		$ 1,537,004.53	$ 1,588,798.55	$ 1,691,346.63	$ 194,854.85	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	
Bank United Reserves	GL 1325	$ 1,537,004.54	$ 1,588,798.49	$ 1,691,346.57	$ 194,854.79	$ 245,800.52									
Total Reserve Cash Balance		$ 1,537,004.54	$ 1,588,798.49	$ 1,691,346.57	$ 194,854.79	$ 245,800.52	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Due to/From Reserve	GL 1651	$ (0.01)	$ 0.06	$ 0.06	$ 0.06	$ 0.06	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ 245,800.58	$ -
Per GL		0	0	0	0	0	0	0	0	0	0	0	0	0	
Difference		$ (0.01)	$ 0.06	$ 0.06	$ 0.06	$ 0.06	$ 245.800.58	$ 245.800.58	$ 245.800.58	$ 245.800.58	$ 245.800.58	$ 245.800.58	$ 245.800.58	$ 245.800.58	

51- GB Resort
GL 1799
4/30/2025

Description	Date	Transaction	Ending Balance
Customer Deposit	7/10/2024		(850.00)
Parking Transponders	3/31/2025		850.00

Totals	$	-
Per GL	$	-
Diff (due to rounding)	$	-

Variance Report
G.B. Resort Condominium Key Biscayne
April 01, 2025 thru April 30, 2025

	Current Period				Year to Date (4 months)			
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**
5150 - Contingency	$ 223.68	$ 1,667.00	$ (1,443.32)	-87.0%	$ 1,319.15	$ 6,667.00	$ (5,347.85)	-80.0%
7000 - Audit Fees	$ 780.00	$ 888.00	$ (108.00)	-12.0%	$ 10,660.00	$ 3,553.00	$ 7,107.00	200.0%
7020 - Legal Fees	$ 5,168.35	$ 583.00	$ 4,585.35	787.0%	$ 16,013.35	$ 2,333.00	$ 13,680.35	586.0%

Comments
Funds will build throughout the year
Funds will build throughout the year
Over budget